

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

**IN THE MATTER OF REZONING
OF A CERTAIN PARCEL OF
PROPERTY SITUATED IN
SECTION 7, T8N, R1F, MADISON
COUNTY, MISSISSIPPI**

**PETITIONER: HOPPER HOLDINGS, LLC
AND PAUL HOPPER, MANAGER**

**SUPPLEMENTAL SUBMISSION IN SUPPORT OF
PETITION TO REZONE/RECLASSIFY A .94 ACRE TRACT OF LAND**

Comes now the Petitioner, Hopper Holdings, LLC and Paul Hopper, Manager, and files this their *Supplemental Submission in Support of Petition to Rezone/Reclassify a .94 Acre Tract of Land* (“Submission”) before the Board of Supervisors, Madison County, Mississippi (“BOS”) to rezone a .94 acre parcel of property from its present A-1 classification to a C-2 classification, which is located in Section 7, T8N, R1F, Madison County, Mississippi.

**I.
CHARACTERISTICS AND LOCATION OF THE SUBJECT PROPERTY**

1. Hopper Holdings, LLC owns a parcel of property which contains 3.47 +/- acres located in the NE ¼ of Section 12, T8N, R1 West and in the NW ¼ of Section 7, T8N, Range 1 East, Madison County, Mississippi. A copy of the Warranty Deed, property description and survey of the 3.47 acre parcel are attached hereto as **Exhibit “A”** and made a part hereof (“Hopper property”).
2. A copy of a separate **Survey** and **legal description** of the property requested to be rezoned hereunder is attached hereto as collective **Exhibit “B”** and made a part hereof. The

property to be rezoned is a part of the larger parcel (3.47) as set forth and described in Exhibit “A” attached hereto (“subject property”).

3. As depicted in collective Exhibit “A”, the subject property (.94 acres) is a part of a larger parcel of property (3.47 acres). However, a section line runs between sections 12, T8N, R1W and section 7, T8N, R1E. The subject property (.94 acres) is located in section 7, T8N, R1E while the remainder of the property (2.53 acres) is located in section 12, T8N, R1W, which is immediately adjacent thereto.

4. The 3.47 acre parcel, which contains the subject property (.94 acres) is located at the intersection of Livingston – Vernon Road and Highway 22. The address of the property is 1534 Livingston Vernon Road, Madison County, Mississippi.

5. Currently, the Madison County zoning map depicts the subject property (.94 acres) zoned as “A-1”, but also depicts the remaining portion (2.53 acres of the larger parcel owned by the Petitioner) zoned as “C-2”. For some unknown and unsupported reason, the subject property (.94 acres) has been erroneously and mistakenly zoned as A-1 as will be shown by the additional land use maps and ordinance provisions attached hereto. A copy of the zoning map is attached hereto as **Exhibit “C”** and made a part hereof.

6. Currently, the Madison County Land Use Map depicts the entire 3.47 acre parcel as being zoned “C-2”, which includes the subject property (.94 acre). The Madison County Future Land Use Plan also depicts the entire 3.47 acre parcel as being zoned “C-2”. The Madison County Tax Assessor’s Map shows the entire parcel of property zoned as “C-2”, with no portion of the property being zoned A-1. A copy of the Land Use Map, Future Land Use Map and Tax Assessor’s Map are attached hereto as collective **Exhibit “D”** and made a part hereof.

7. The Petitioners' Application for Rezoning came before the Madison County Planning and Zoning Commission ("P&Z") on August 10, 2023. Mr. Paul Hopper appeared before the P&Z Commission, and presented the county's current Land Use Plan, which shows the entirety of his property to be zoned C-2, Highway Commercial District. Mr. Hopper further advised the P&Z that a section line runs through his property, and that the subject property (.94 acres) lies on the east side of the section line, which could account for the mistaken zoning. A copy of Mr. Hopper's Application for Rezoning is attached hereto as collective **Exhibit "E"** and made a part hereof.

8. Mr. Scott Weeks, the Madison County Zoning Administrator, also appeared before the P&Z Commission and advised them that "he had done research back to the original 1964 zoning ordinance and zoning map, and [that] all maps show the subject property designated as **commercial**." The P&Z Commission attorney, Mr. Andy Clark, also reminded the Commission that one of the justifications for rezoning is mistake in the original zoning. A copy of that portion of the August 10, 2023 P&Z Commission meeting minutes unanimously approving the rezoning of Mr. Hopper's property from A-1 to C-2 is attached hereto as **Exhibit "F"** and made a part hereof.

9. Not only has Administrator Weeks' research established the subject property to have been zoned C-2 since the adoption of the 1964 Madison County Zoning Ordinance and Zoning Map, but a legend on the face of the "Madison County Zoning District Map of 1964" ("1964 Zoning Map") establishes the following, **"NOTE: Where not shown on planning area maps, all commercial district boundary lines are located parallel to and 250 feet from the center line of the adjacent paved roadway or numbered highway."** This notation would

necessarily require that the subject properly be zoned commercial. A copy of the 1964 Madison County Zoning District Map is attached hereto as **Exhibit "G"** and made a part hereof.

10. Further evidence of a mistake in the zoning of the subject property is additional wording from section 1.2 of the 1964 zoning ordinance which reads as follows:

Section 1.2 Boundaries: The boundaries of these districts are hereby established as shown on the Zoning District Map of Madison County dated February 3, 1964, which is on file in the office of the Chancery Clerk. The map and all explanatory matter thereon are hereby made a part of this Ordinance as if the notations, references, and other matters set forth by said map were all fully described herein.

Unless otherwise indicated, the district boundary lines are lot lines, the center lines of streets, alleys, or such lines extended, or are the County boundary lines. Other lines within blocks are rear or side lines, or such lines extended, or are property lines of large tracts.

A copy of Section 1.2 of the 1964 Zoning Ordinance is attached hereto as **Exhibit "H"** and made a part hereof.

11. Yet another basis exists upon which to establish that the A-1 zoning of the subject property is a mistake. Under Article IX Section 903.02 of the current Madison County Zoning Ordinance, the "minimum lot area" of any property zoned A-1 is two (2) acres. Section 903.02 states the following: "**Minimum Lot Area: Two (2) acres, unless the Department of Health approves an on-site sewage disposal system on a smaller parcel. At no time may the minimum lot size be reduced to below one acre or require any additional dimensional variances. If livestock and fowl are kept on the property, see Section 901(F) and (6).**"¹ A copy of Section 903.02 of the current Madison County Zoning Ordinance is attached hereto as **Exhibit "I"** and made a part hereof.

¹ Under Section 901(F) and (6), Mr. Hopper could not even keep livestock on the subject property because that requires a tract of land or lot "of one (1) acre of land or greater."

Consequently, under the current A-1 zoning, Mr. Hopper would have no use whatsoever of the subject property, which would constitute a “**taking**” of his property by Madison County, Mississippi without due compensation.

III. REZONING CRITERIA ESTABLISHED

12. Section 806.03 MCZO provides that rezoning is appropriate if the rezoning meets one of two (2) criteria.

A. That there was a mistake in the original zoning², or

B. That the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning.

For the reasons stated herein, the Petitioner believes this rezoning meets both criteria.

MISTAKE IN ORIGINAL ZONING

13. Petitioner submits it clear, based upon the matters set forth herein and exhibits attached hereto, that the “A-1” zoning of the subject property constitutes a clerical or administrative error of draftsmanship on the county’s official zoning map. The provisions of the 1964 zoning map and zoning ordinance operate to establish that the current “A-1” zoning of the .94 acres of Mr. Hopper’s property is in error. Mr. Scott Weeks has also verified that the subject property has been zoned “C-2” since the adoption of the 1964 Zoning Ordinance and Zoning Map. The Mississippi Supreme Court has held that “a mistake within the meaning of the law is not a mistake of judgment, but rather a clerical or administrative mistake.” City of New Albany vs. Ray, 417 So. 2d 550, 552 (Miss. 1982).

² **““Mistake” in this context shall refer to a clerical or administrative error, such as a mistake of draftsmanship on the official zoning map or incorrectly reflecting the Planning and Zoning Commission’s decision in the minutes.”** (emphasis added)

14. Moreover, under the current A-1 zoning classification, Mr. Hopper is prohibited from using the subject property for ANY USE. Surely Madison County, Mississippi did not intend to render the subject property totally unusable when it adopted its current zoning map and zoning ordinance in 2019. Again, the facts and circumstances, documents and maps surrounding the “A-1” zoning of .94 acres of Mr. Hopper’s property represent the epitome of “a clerical error or administrative error, such as a mistake of draftsmanship on the official zoning map.” (See Section 806.03 A MCZO)

CHANGE IN CHARACTER OF THE NEIGHBORHOOD

15. “It is impossible to articulate or design a particular test for determining what is sufficient evidence to show a material change and a public need to support rezoning...” *Madison Citizens Against Rezoning v. Madison Cnty. Bd. of Sup'rs*, 101 So.3d 711, 714-15 (Miss. Ct. App. 2012).

16. “Boards are not bound by just the evidence before them; rather, they can consider ‘their own common knowledge and the familiarity with the ordinance area. Furthermore, hearsay evidence may be admitted and considered by the Board in making its decision.’” *Madison Citizens Against Rezoning v. Madison Cnty. Bd. of Sup'rs*, 101 So.3d 711, 715 (Miss. Ct. App. 2012).

17. One only needs to ask the county zoning administrator how much the character of the neighborhood has changed. Only ten (10) years prior, this area was exclusively rural and totally undeveloped. However, over the last ten (10) years the entire town of Livingston has developed consisting of commercial and residential developments. The Livingston Township PUD now consists of seven (7) commercial buildings and approximately thirty (30) acres of residential property designated for development as “The Shries.” Immediately adjacent to the Livingston PUD

is the Chestnut Hill Subdivision which contains over fifty (50) large residential lots: of which more than one-half (1/2) contain large luxurious residences.

18. Immediately adjacent to the Hopper property is that of Rav Bedi which is zoned C-2 with a site plan for construction of a convenience store currently pending before Madison County.

19. Since January 2021 more than seventy million (\$70,000,000) in commercial construction permits have been issued in Madison County. The cities of Ridgeland, Madison, and Gluckstadt and Madison County continue to be a hot bed for economic activity and development. Over sixty (60) permits were issued in 2021 which included everything from commercial and industrial construction to business and church expansions along with signature retail developments. All of these new developments have also created thousands of new jobs in Madison County, Mississippi which will require additional residential development, this new residential development will in turn require additional real property for commercial development, i.e. residential development drives commercial development.

(a) The largest permit issued was for the new Amazon conveyer distribution center in the amount of \$56,400,000 located off of Highway 22 in Canton, Mississippi. This 69.2-acre development is expected to create over 1,000 new jobs.

20. Public need for this rezoning is also on full display when one reviews Table 1-1 "Historic Population Trends of Madison, Rankin and Hinds County contained on page 7 of the Madison County Comprehensive Plan. Madison County's population has seen rapid growth in recent years, and current projections anticipate thousands more Madison County residents over the

next decade.³ As residential population continues to grow, the needs for commercial property as that allowed under C-2 zoning will also grow. A copy of Table 1-1 and 1-2 contained in Madison County's Comprehensive Plan are attached hereto as collective **Exhibit "J"** and made a part hereof.

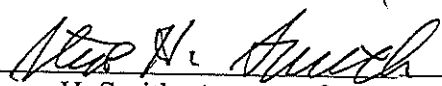
21. With increased population and residential and commercial development, comes increased traffic volumes. Table IV-2 "Projected Traffic Volumes" contained on page 42 of Madison County's Comprehensive Plan sets forth a significant increase in traffic volume on the collector, and arterial streets and highways in the area. Projected traffic volume increases range from over 33% on Mississippi Highway 22 (MS Hwy 463 to Livingston-Vernon Road) to 52% on Mississippi Highway 22 (Livingston-Vernon Road to Flora City Limits). A copy of Table IV-2, Projected Traffic Volumes, is attached hereto as **Exhibit "K"** and made a part hereof.

Wherefore, Premises Considered, Petitioners Hopper Holdings, LLC and Paul Hopper, Manager, respectfully request that their Application for Rezoning be received by the Board of Supervisors of Madison County, Mississippi, and after due consideration, the Madison County, Mississippi Board of Supervisors will enter its Order rezoning the Petitioners' subject property (.94 acres) from its current "A-1" zoning classification to a "C-2" commercial zoning district, as designated on the 2019 Madison County Land Use Plan and Future Land Use Map. The Petitioners further request that the Madison County Zoning Map be amended to reflect the rezoning requested hereinabove.

RESPECTFULLY SUBMITTED, this the ____ day of December, 2024.

³ "Madison County's average growth rate for the past 60 years amounted to 16.19 percent. Table 1-2 shows that between 2020-2040, population for Madison County is projected to increase by 35.26 percent to 149,333 based upon current trends."

HOPPER HOLDINGS, LLC, PETITIONER

By: 
Steven H. Smith, Attorney for Petitioner

Prepared by and Return to:
Brock Maples, MSB 103767
Maples & Richey, PLLC
801 Baptist Drive, Suite 203
Madison, MS 39110
(601) 707-4114

File Number: 2023-4403
Parcel ID 051A-12-005/02.00
Indexing Instruction: 3.47 +/- acres, in the NE/4 of Section 12, Township 8 North, Range 1 West and the NW 1/4 of Section 7, Township 8 North, Range 1 East, Madison County, Mississippi

Warranty Deed

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned,

William R. Prestage and Robin R. Prestage, husband and wife ("Grantor")
704 Falcon Way, Brandon, MS 39047
Phone No.: 601-940-6986

does hereby grant, bargain, sell, convey and warrant unto

Hopper Holdings, LLC, a Mississippi Limited Liability Company ("Grantee")
P.O. Box 2446, Madison, MS 39130
Phone No.: 601-942-5527

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

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway appertaining, to have and to hold the same in fee simple forever.

This conveyance and the warranty hereof are SUBJECT TO (a) ad valorem real property taxes and assessments for the current and subsequent years; (b) all zoning, environmental and other building and other regulations, laws, ordinances, orders, rules, permits, restrictions, codes and requirements of any governmental authorities, federal, state, county, local or otherwise; and (c) all covenants, conditions, restrictions, reservations (including prior oil, gas, mineral and royalty reservations), severances, easements, rights of way, leases or any other encumbrance or limitation of record, if any.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes payment of all ad valorem real property taxes and assessments on the Property for the current year and subsequent years.

Note: The prior Deed vesting title in William R Prestage and Robin R Prestage recorded in Book 3194 at Page 352 contains errors in the legal description. However, Robin R. Prestage aka Robin R Kimbrell previously received title to the subject property in Book 1921 at Page 215 and Book 2137 at Page 79 using the correct legal descriptions.

WITNESS THE SIGNATURE of the Grantor on the date acknowledged herein.



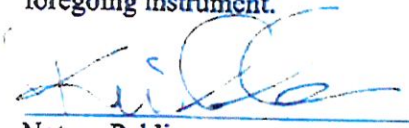
William R. Prestage



Robin R. Prestage

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of June, 2023, within my jurisdiction, the within named William R. Prestage and Robin R. Prestage, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.



Notary Public

Paul Hopper

3.47 Acres +/-

Part of Section 12, T-8-N, R-1-W

Part of Section 7, T-8-N, R-1-E

Madison County, MS

Begin at a found ½ inch pipe on the East Right of Way of Highway 22, said pipe being 4,510.52 feet North of and 4,144.14 feet West of a found ½ inch rebar at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 7, Township 8 North, Range 1 East, Madison County, Mississippi;

From said point run North 58 degrees 30 minutes 31 seconds East for a distance of 163.95 feet to a found 5/8-inch rebar on the North line of the Damascus Baptist Church property found at Deed Book 490 Page 141 of the Office of Chancery Clerk of Madison County, Mississippi;

Thence run North 58 degrees 14 minutes 40 seconds East for a distance of 32.32 feet to a found ¼ inch rebar on the North line of Damascus Baptist Church property found at Deed Book 514 Page 963 of the Office of Chancery Clerk of Madison County, Mississippi;

Thence run North 58 degrees 21 minutes 46 seconds East for a distance of 209.90 feet to a found ¼ inch rebar;

Thence run North 00 degrees 11 minutes 26 seconds East for a distance of 149.17 feet to a set ½ inch rebar;

Thence run North 74 degrees 56 minutes 23 seconds West for a distance of 295.65 feet to a found ¼ inch rebar;

Thence run South 79 degrees 37 minutes 58 seconds West for a distance of 287.31 feet to a set ½ inch rebar on the East Right of Way of Livingston - Vernon Road;

Thence run South 29 degrees 47 minutes 47 seconds East, along the East Right of Way of Livingston - Vernon Road and Highway 22, for a distance of 446.00 feet back to the POINT OF BEGINNING.

This tract contains 3.47 acres more or less, located in the Northeast Quarter of Section 12, Township 8 North, Range 1 West, and the Northwest Quarter of Section 7, Township 8 North, Range 1 East, Madison County, Mississippi.

The above description is based off plat of survey by Williams, Clark, and Morrison, Inc., dated May 31st, 2023.

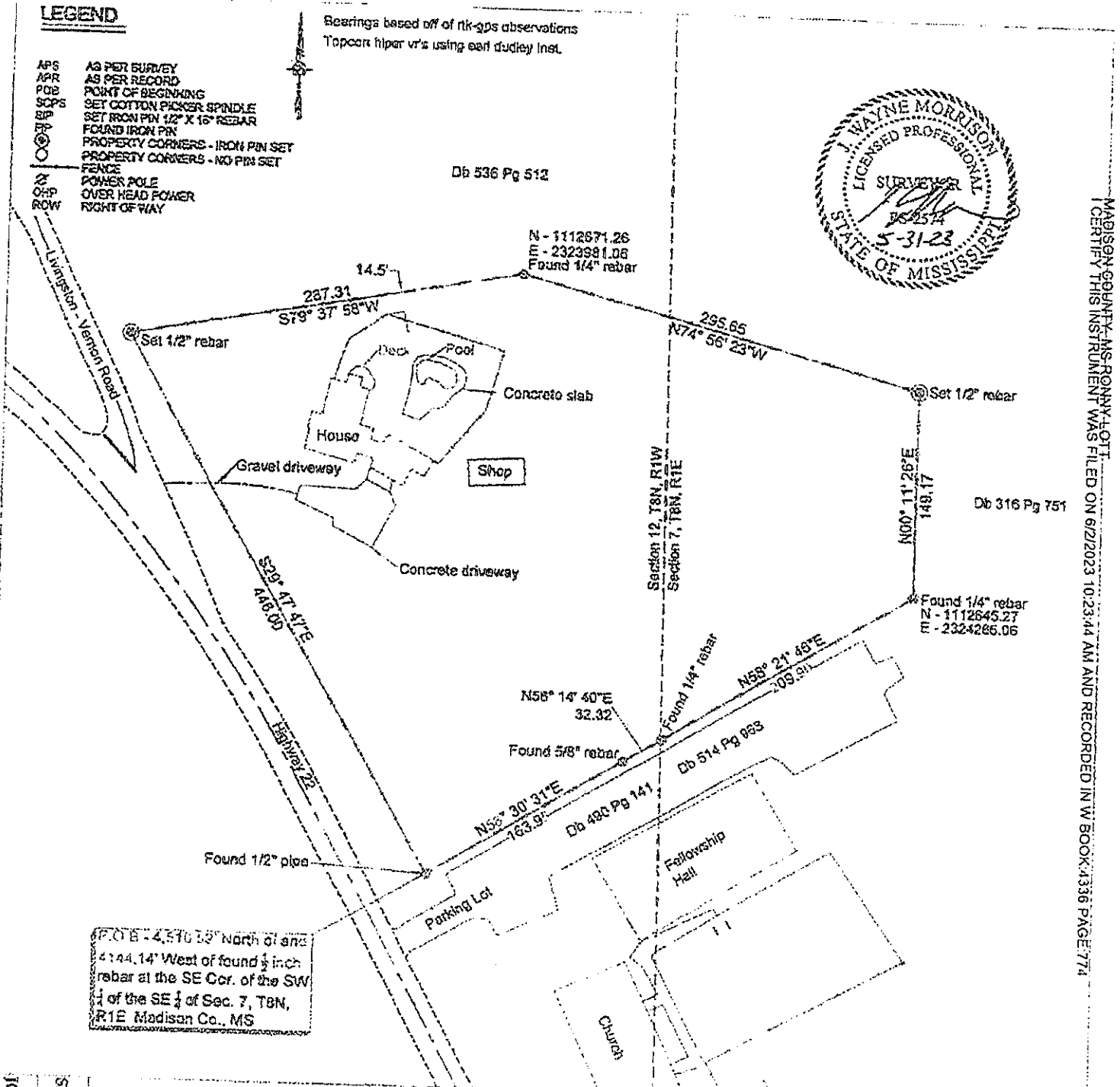
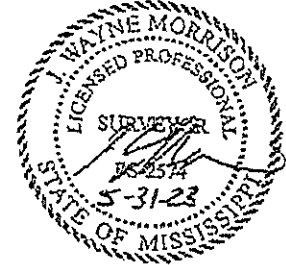
Williams, Clark, and Morrison, Inc.
Engineers and Surveyors
213 South Main Street
Yazoo City, MS 39194
662-746-1863



LEGEND

- APs AS PER SURVEY
- APR AS PER RECORD
- PDB POINT OF BEGINNING
- SCPS SET COTTON PICKER SPINDLE
- SET IRON PIN 1/2" X 16" REBAR
- FOUND IRON PIN
- PROPERTY CORNERS - IRON PIN SET
- PROPERTY CORNERS - NO PIN SET
- FENCE
- POWER POLE
- OVER HEAD POWER
- RIGHT OF WAY

Bearings based off of rtk-gps observations
Topcon fiber v's using eart dudyly Inst.



P.O.B. = 4,576.13' North of and
4,144.14' West of found 1/2" inch
rebar at the SE Cor. of the SW
1/4 of the SE 1/4 of Sec. 7, T8N,
R1E Madison Co., MS

MADISON COUNTY, MS-RONNY-LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 6/22/2023 10:23:44 AM AND RECORDED IN W BOOK 4336 PAGE 774

SURVEY PLAT PREPARED FOR: PAUL HOPPER

SECTION 7 TOWNSHIP 8 NORTH RANGE 1 EAST
SECTION 12 TOWNSHIP 8 NORTH RANGE 1 WEST

MADISON COUNTY, MS

PARTY CHIEF: JAKE FLETCHER

DRAWN BY: CHUCK MCCINTY DATE: 05/31/2023

FIELD WORK: 05/26/23

WILLIAMS, CLARK & MORRISON, INC.
CONSULTING ENGINEERS
(662) 716-1363 FAX (662) 716-7393
P.O. BOX 367 213 SOUTH MAIN STREET
YAZOO CITY, MISSISSIPPI

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THE PERSON, PERSONS OR ENTITY
NAMED HEREON THIS PLAT PRESENT

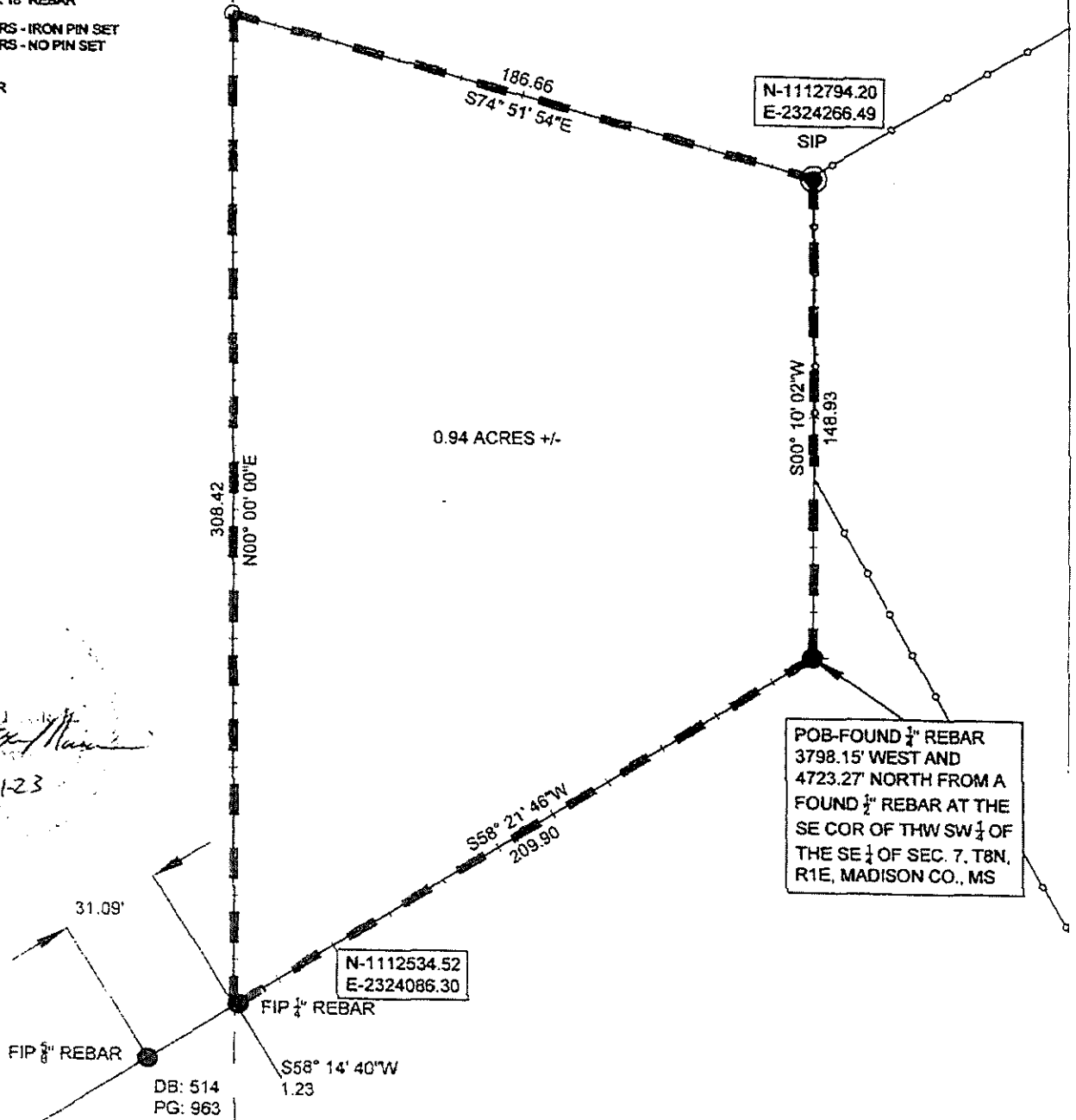
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JON NOVEMBER 19 2023 1400

LEGEND

- APS AS PER SURVEY
- APR AS PER RECORD
- POB POINT OF BEGINNING
- SCPS SET COTTON PICKER SPINDLE
- SIP SET IRON PIN 1/2" X 18" REBAR
- FIP FOUND IRON PIN
- PC PROPERTY CORNERS - IRON PIN SET
- PCO PROPERTY CORNERS - NO PIN SET
- FENCE
- PP POWER POLE
- OHP OVER HEAD POWER
- ROW RIGHT OF WAY



SECTION 12
SECTION 7



John Regan
6-21-23

N-1112794.20
E-2324266.49

POB-FOUND 1/2" REBAR
3798.15' WEST AND
4723.27' NORTH FROM A
FOUND 1/2" REBAR AT THE
SE COR OF THW SW 1/4 OF
THE SE 1/4 OF SEC. 7, T8N,
R1E, MADISON CO., MS

N-1112534.52
E-2324086.30

FIP 1/2" REBAR
DB: 514
PG: 963

JOB NUMBER: 19-2023-1400	SPC - MS WEST NAD83 DERIVED BY: GPS	SURVEY PLAT PREPARED FOR : PAUL HOPPER		WILLIAMS, CLARK & MORRISON, INC. CONSULTING ENGINEERS (662) 746-1863 FAX (662) 716-7393 P.O. BOX 567 213 SOUTH MAIN STREET YAZOO CITY, MISSISSIPPI	
		SECTION 7	TOWNSHIP 8 NORTH		RANGE 1 EAST
		MADISON COUNTY, MS			
PARTY CHIEF: JAKE FLETCHER FIELD WORK: 05/26/23		DRAWN BY: JOHN REGAN DATE: 06/16/2023 I hereby certify that this survey meets the standards for a Class 'B' survey found in the Standards of Practice For Surveying, Appendix 'A' <i>John Regan</i>		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATIONS BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.	

EXHIBIT B

Paul Hopper

0.94 Acres +/-

Part of Section 7, T-8-N, R-1-E

Madison County, MS

Begin at a set ½ inch rebar 4723.27 feet North of and 3798.15 feet West of a found ½ inch rebar at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 7, Township 8 North, Range 1 East, Madison County, Mississippi;

From said point run South 58 degrees 21 minutes 46 seconds West for a distance of 209.90 feet to a found ¼ inch rebar;

Thence run South 58 degrees 14 minutes 40 seconds West for a distance of 1.23 feet to a point on the West line of Section 7;

Thence run North 00 degrees 00 minutes 00 seconds East along said Section line for a distance of 308.42 feet to a point;

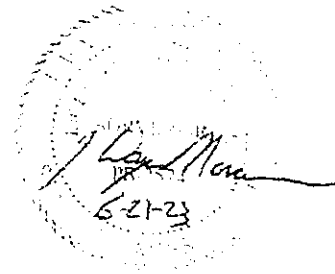
Thence run South 74 degrees 51 minutes 54 seconds East for a distance of 186.66 feet to a set ½ inch rebar;

Thence run South 00 degrees 10 minutes 02 seconds West for a distance of 148.93 feet back to the POINT OF BEGINNING.


This tract contains 0.94 acres more or less, located in the Northwest Quarter of the Northwest Quarter of Section 7, Township 8 North, Range 1 East, Madison County, Mississippi.


The above description is based off plat of survey by Williams, Clark, and Morrison, Inc., dated June 16th, 2023.

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








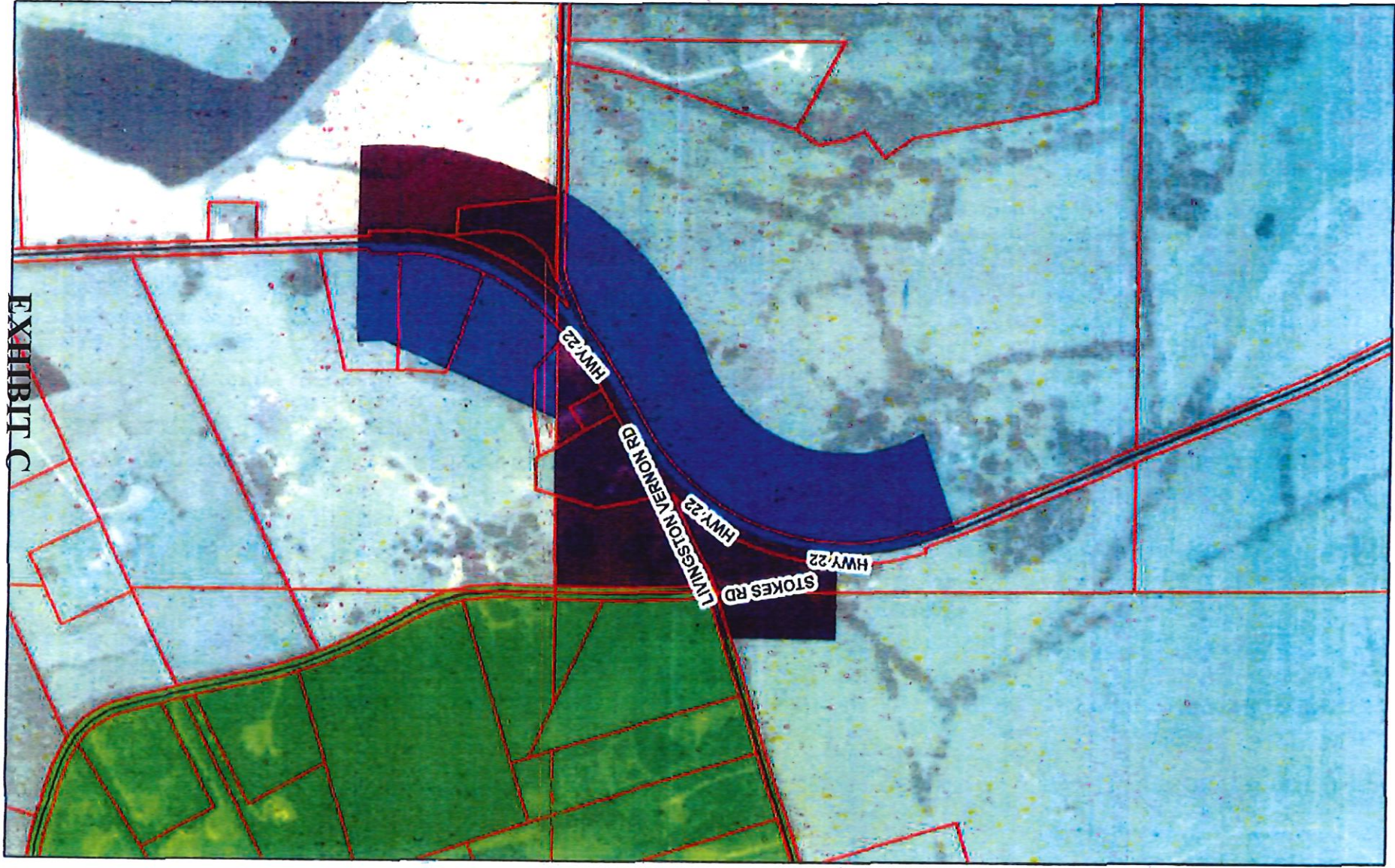
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Local Roads 

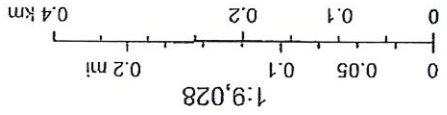
Parcels 

Zoning

- A-1 
- R-1 
- R-2 
- R-1 
- C-2 



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EXHIBIT C

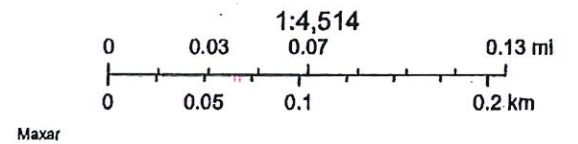
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EXHIBIT D



12/6/2024, 9:03:31 AM

- Local Roads
- Land Use Plan
- Residential Estate
- Major Thoroughfare Commercial
- Public/Quasi-Public

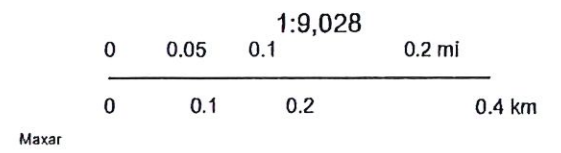


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-  Parcels
-  Local Roads



APPLICATION FOR REZONING

A-1 to C-2

Name and Address of Applicant:

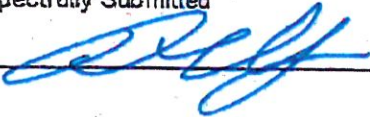
PAUL HOPPER
165 SANDY LANE
FLORA, MS 39071

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
6/21/23	A-1	See (Exhibit A)	051A-12-005-02-00	X	See (Exhibit B)

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

Comments

Respectfully Submitted



Petition submitted to Madison County Planning and Development Commission on 6/21/23

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 7
TOWNSHIP 8 NORTH, RANGE 1 EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

PAUL HOMER

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now PAUL HOMER, 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 7 Township 8 N, Range 1E, 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 0.74 acres.
2. The zoning proposed (is) 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: THE LAND USE MAP SHOWS SUBJECT PROPERTY AS C-2

SEE EXHIBIT B

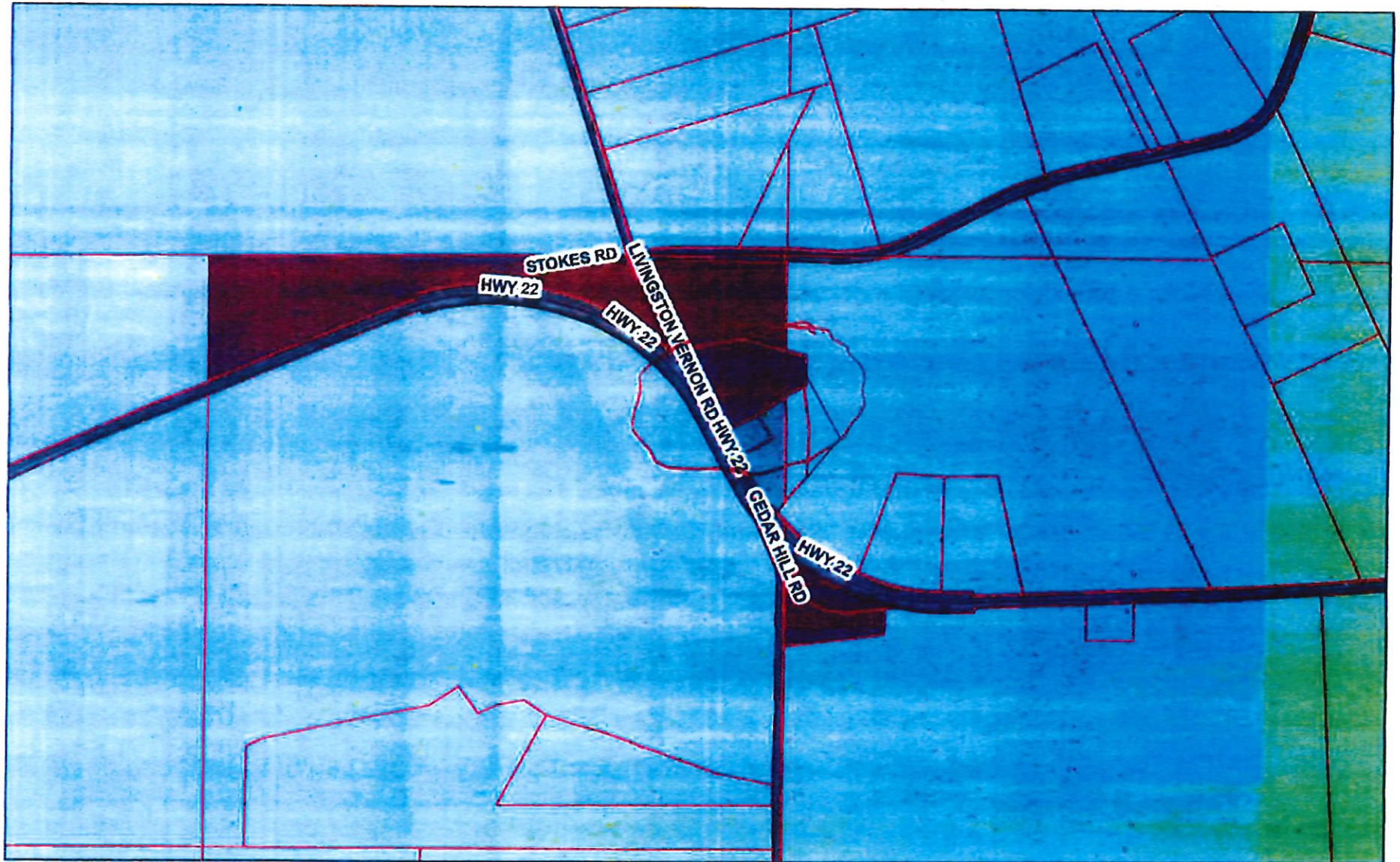
WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect C-2 zoning, and reclassifying this property from its present A-1 District classification to a C-2 District.

Respectfully submitted, this the 21ST day of JUNE, 2023.



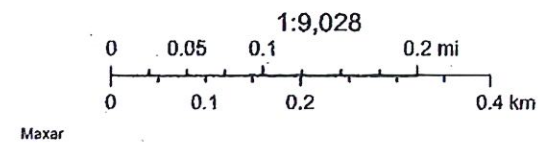
Petitioner

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8/4/2023, 9:31:37 AM

- | | |
|---|---|
|  Parcels | Land Use Plan |
|  Local Roads |  Residential Estate |
| |  Major Thoroughfare Commercial |
| |  Public/Quasi-Public |

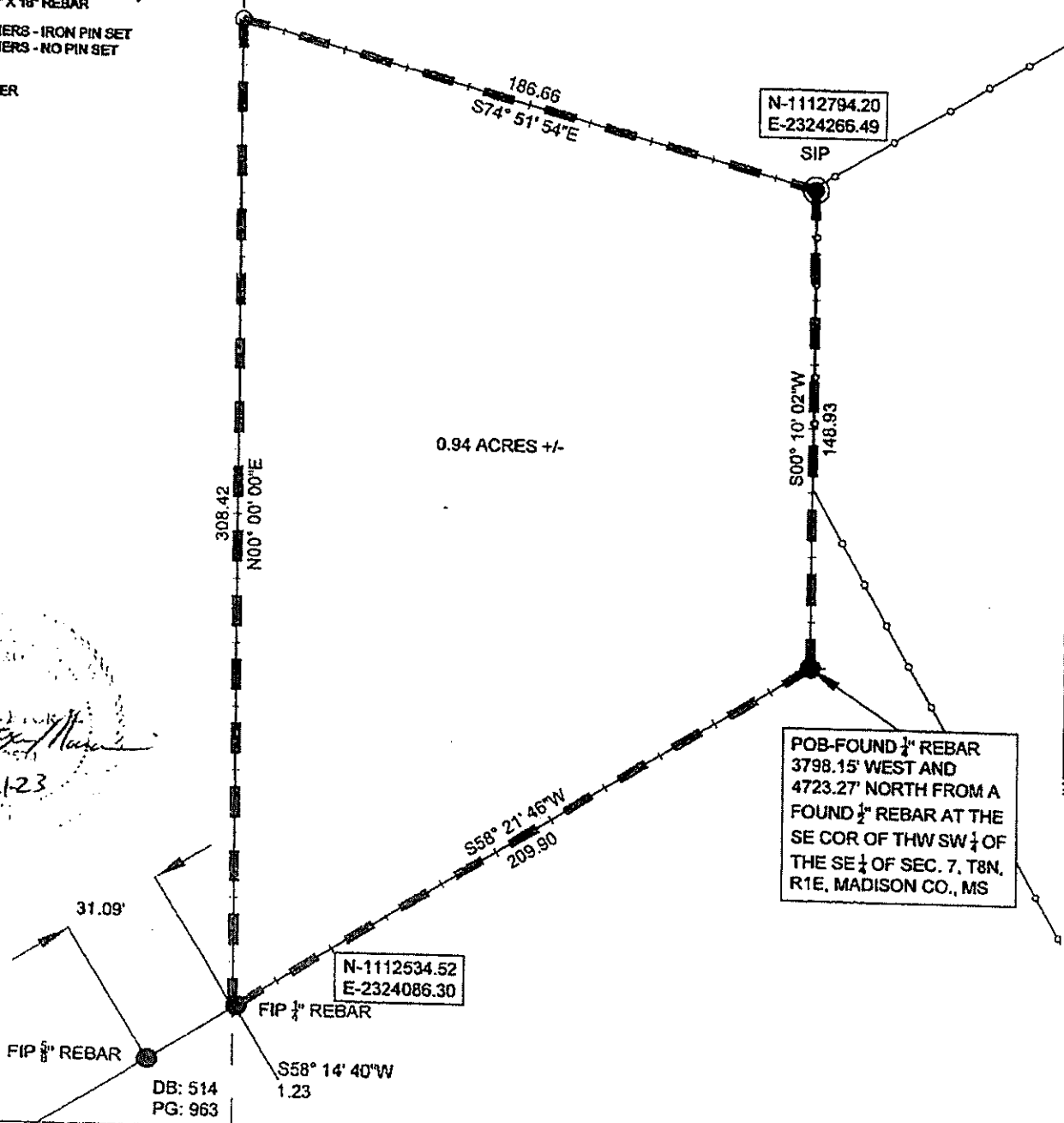
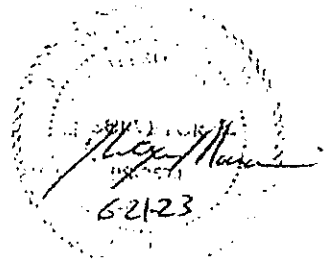


LEGEND

- APS AS PER SURVEY
- APR AS PER RECORD
- POB POINT OF BEGINNING
- SCPS SET COTTON PICKER SPINDLE
- SIP SET IRON PIN 1/2" X 18" REBAR
- FIP FOUND IRON PIN
- PROPERTY CORNERS - IRON PIN SET
- PROPERTY CORNERS - NO PIN SET
- FENCE
- ⊕ POWER POLE
- ⊕ OVER HEAD POWER
- ROW RIGHT OF WAY



SECTION 12
SECTION 7



N-1112794.20
E-2324266.49
SIP

POB-FOUND 1/2" REBAR
3798.15' WEST AND
4723.27' NORTH FROM A
FOUND 1/2" REBAR AT THE
SE COR OF THW SW 1/4 OF
THE SE 1/4 OF SEC. 7, T8N,
R1E, MADISON CO., MS

N-1112534.52
E-2324086.30
FIP 1/2" REBAR

DB: 514
PG: 963

S58° 14' 40"W
1.23

JOB NUMBER: 19-2023-140C

SPC - MS WEST NAD83 DERIVED BY: GPS

SURVEY PLAT PREPARED FOR : PAUL HOPPER		WILLIAMS, CLARK & MORRISON, INC. CONSULTING ENGINEERS (662) 746-1863 FAX (662) 716-7393 P.O. BOX 567 213 SOUTH MAIN STREET YAZOO CITY, MISSISSIPPI	
SECTION 7	TOWNSHIP 8 NORTH		RANGE 1 EAST
MADISON COUNTY, MS			
PARTY CHIEF: JAKE FLETCHER	DRAWN BY: JOHN REGAN		DATE: 06/16/2023
FIELD WORK: 05/26/23	I hereby certify that this survey meets the standards for a Class 'B' survey found in the Standards of Practice For Surveying, Appendix 'A' x		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATIONS BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
<p>1" = 50'</p>			

Paul Hopper

0.94 Acres +/-

Part of Section 7, T-8-N, R-1-E

Madison County, MS

Begin at a set ½ inch rebar 4723.27 feet North of and 3798.15 feet West of a found ½ inch rebar at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 7, Township 8 North, Range 1 East, Madison County, Mississippi;

From said point run South 58 degrees 21 minutes 46 seconds West for a distance of 209.90 feet to a found ¼ inch rebar;

Thence run South 58 degrees 14 minutes 40 seconds West for a distance of 1.23 feet to a point on the West line of Section 7;

Thence run North 00 degrees 00 minutes 00 seconds East along said Section line for a distance of 308.42 feet to a point;

Thence run South 74 degrees 51 minutes 54 seconds East for a distance of 186.66 feet to a set ½ inch rebar;

Thence run South 00 degrees 10 minutes 02 seconds West for a distance of 148.93 feet back to the POINT OF BEGINNING.

This tract contains 0.94 acres more or less, located in the Northwest Quarter of the Northwest Quarter of Section 7, Township 8 North, Range 1 East, Madison County, Mississippi.

The above description is based off plat of survey by Williams, Clark, and Morrison, Inc., dated June 16th, 2023.

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



Adjacent property owners to subject property:

- 1. Damascus Baptist Church – P.O. Box 846 Flora, MS 39071**
- 2. Celeste R Williamson – P.O. Box 7 Flora, MS 39071**

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 10th DAY OF AUGUST, 2023 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 10th day of August, 2023, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Bill Billingsley
 Rev. Henry Brown
 Jean McCarty
 Mandy Sumerall
 Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Commissioner Brown, and all present participated in pledging allegiance to our flag, led by Chairman Rouser.

There first came on for consideration the minutes of the July 13, 2023, meeting of the Commission. Upon motion by Commissioner McCarty, seconded by Commissioner Billingsley with all voting "aye," motion to approve the July 13, 2023, minutes passed.

There next came on for consideration, the need to open the meeting for public hearing of certain matters. Upon motion by Commissioner Billingsley to open the meeting for public hearing of certain matters, seconded by Commissioner McCarty, with all voting "aye," the public hearing was so opened.

There next came on for consideration the Application of Chad Phillips for a Conditional Use for Public/Quasi Public Facility (The Oaks-Assisted Living Facility) with Site Plan. The property subject to the application is at 3265 Highway 22, is zoned C-1 Commercial District with a Planned Unit Development ("PUD") overlay, and is in Supervisor District 4.

Prior to presentation, Attorney Clark advised the Commission that this property falls within the bounds of the Manssdale-Livingston Historic Preservation District ("MLHPD"), that the Applicant's application was pending before the MLHPD Commission, and had been tabled by MLHPD. As such, the Applicant's application was running in conjunction with MLHPD review, and the Planning & Zoning Commission could table, deny, or approve the application. But, Attorney Clark advised that if approval was given by Planning & Zoning Commission, it should be contingent on any additions or suggestions may have as to the presentation and site plan.

Chad and Crystal-Gardner Phillips appeared as Applicants. Also present were Joey Flynn, architect, and Marcus Hall, engineer for the project. Ms. Gardner-Phillips advised that The Oaks is designed to serve seniors that are facing the challenges of aging, and Activities of Daily Life ("ADLs") including getting dressed, doing laundry, cooking meals, or travel to doctor

appeared on behalf of the Applicant. Mr. McGraw advised that the Applicant is seeking a variance on the rear lot lines from 20' to 15' as the lot is an unusual shape with five (5) sides. Commissioner McCarty stated that she had viewed the subject lot, and that the rear actually abuts the side of the lot behind it, and the adjoining lot is also on a 15' variance. Upon motion by Commissioner McCarty to approve the Application of Berkshire Homes for a Variance to Rear Setbacks from 20' to 15' on Lot 1090 Heron's Bay of Caroline, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the Application of Berkshire Homes for a Variance to Rear Setbacks from 20' to 15' on Lot 1090 Heron's Bay of Caroline, was approved.

There next came on for consideration, the Application of Paul Hopper to re-zone +/-0.94 acres from A-1 Agricultural District to C-2 Highway Commercial District. The subject property is at 1534 Livingston Vernon Road Highway 43 and Endris Road, is zoned A-1 Agricultural District, and is in Supervisor District 4.

Prior to any presentation, Attorney Clark notified the Commission that Commissioner McCarty had informed him that she is a real estate appraiser and that Mr. Hopper is in the real estate business. Commissioner McCarty advised Attorney Clark that she has, on occasion, measured and appraised properties owned by Mr. Hopper, and wanted to know if that would be a conflict. Attorney Clark informed the Commission of such disclosure, and informed the Commission that he did not believe there to be any conflict as a re-zoning request has nothing to do with a home or property appraisal.

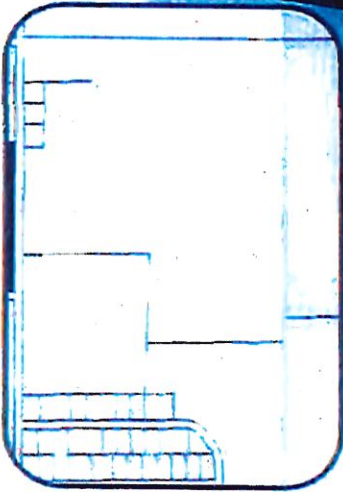
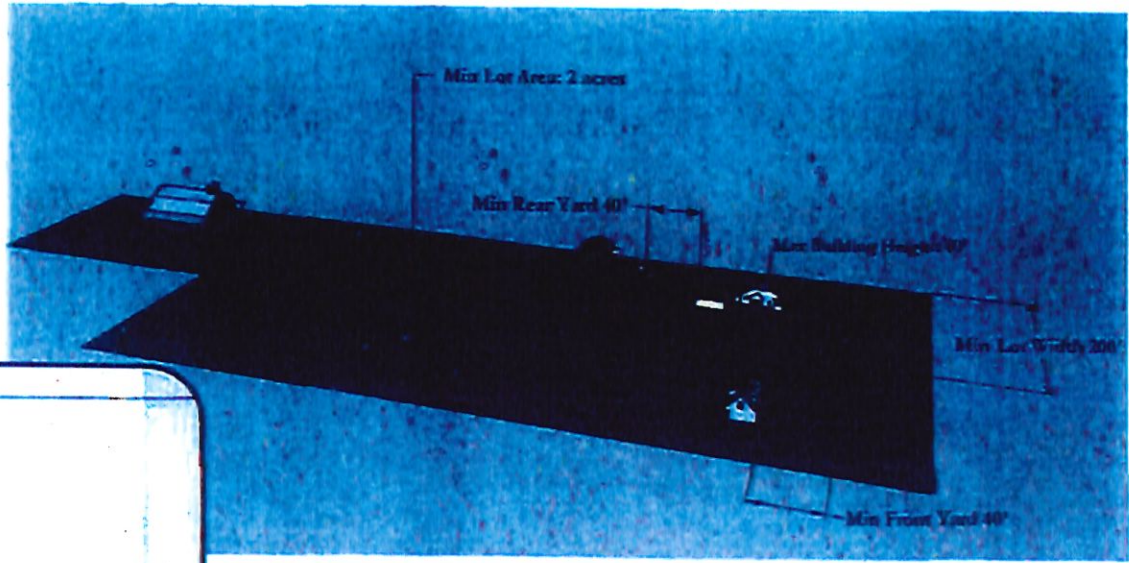
Paul Hopper appeared as the Applicant. Mr. Hopper advised that he is seeking re-zoning of +/-0.94 acres of his property from A-1 Agricultural District to C-2 Highway Commercial District. Mr. Hopper stated that the Madison County Land Use Map shows the entirety of his property to be C-2 Highway Commercial District and is unsure if there was a clerical error in the past which left a portion of his property as A-1 Agricultural District but that the current land use map does show it as being designated C-2. Mr. Hopper also stated that a Section line runs through his property, that the +/-0.94 acres is on the East side of the Section line, and that could be the cause for mistake in the past.

Administrator Weeks advised the Commission that he had done research back to the original 1964 zoning map, and all maps show this property as designated commercial. Attorney Clark reminded the Commission that one of the justifications for re-zoning is a mistake in the original zoning.

Upon motion by Commissioner Billingsley to approve the Application of Paul Hopper to re-zone +/-0.94 acres from A-1 Agricultural District to C-2 Highway Commercial District, seconded by Commissioner Brown, with all voting "aye," the Application of Paul Hopper to re-zone +/-0.94 acres from A-1 Agricultural District to C-2 Highway Commercial District, was approved.

There next came on for consideration the Application of Daniel Wooldridge to Re-Zone certain property from A-1 Agricultural District to C-2 Highway Commercial District. The property subject to the application is located on Highway 22, is zoned A-1 Agricultural District, and is in Supervisor District 4. Upon motion by Commissioner Billingsley to table the Application

ARTICLE IX: AGRICULTURAL DISTRICT (A-1)



Example Lot Configuration

Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family/Factory Built Dwelling		Public/Quasi-Public Facilities	
Manufactured Home Dwelling		Child Care Center	
Accessory Buildings		Horse Stables	
Forestry		Inns/Bed and Breakfast	
Livestock, Swine, Fowl		Commercial Catfish Production	
Crop Cultivation		Mining	
Horticulture		Animal Cemeteries	
Home Occupations		Intensive Farming Operations	
Dimensional Requirements:			
Maximum Building Height:	40 feet	Minimum Yards:	
Minimum Lot Area:	2 Acres*	Front Yard:	40 feet
Minimum Lot Width:	200 feet*	Side Yard:	25 feet
*see ordinance		Rear Yard:	40 feet

- G. Extraction of minerals, including sand and gravel, provided that when "open-pit" operations are proposed, a Reclamation Plan shall be approved by the Board of Supervisors prior to the initiation of such open pit mining operations. The operator must obtain required permits and approvals, which shall not be transferrable, from other governmental entities and provide the Madison County Board of Supervisors with written proof of same.
- H. Animal cemeteries (small domestic animals such as cats and dogs).

SECTION 903 - DIMENSIONAL REQUIREMENTS

903.01 **Maximum Building Height:** There shall be no height limitations for barns and agricultural storage buildings provided they do not contain space intended for human occupancy. No habitable floor of any other building shall exceed a height of 40 feet above the finished ground elevation measured at the front line of the building.

903.02 **Minimum Lot Area:** Two (2) acres, unless the Department of Health approves an on-site sewage disposal system on a smaller parcel. At no time may the minimum lot size be reduced to below one acre or require any additional dimensional variances. If livestock and fowl are kept on the property, see Section 901 (F) and (G).

903.03 **Minimum Lot Width:** 200 feet for lots that are not served by public sewerage; 100 feet for lots that are served by public sewerage. However, see Section 901 (F) and (G) when livestock or fowl are to be kept on the premises.

903.04 **Minimum Yards:**

- A. *Front yard:* 40 feet.
- B. *Side yard:* 25 feet, except where Section 901 (F) or (G) requires a minimum yard of 50 feet from any adjoining property line.
- C. *Rear yard:* 40 feet, except where Section 901 (F) or (G) requires a minimum yard of 50 feet from any adjoining property line.

903.05 **Maximum Buildable Area:** No limitation on buildable area.

SECTION 904 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 20 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four feet in height and shall have a self-latching gate.

SECTION 905 - OFF-STREET PARKING REQUIREMENTS

See Article V for off-street parking and loading requirements for residential and other uses allowed in A-1 districts.

**TABLE I-1
HISTORIC POPULATION TRENDS OF MADISON, RANKIN, AND HINDS COUNTIES**

Year	Madison County		Rankin County		Hinds County	
	Population	Percent Change	Population	Percent Change	Population	Percent Change
1900	32,493	-----	20,955	-----	52,577	-----
1910	33,505	3.11%	23,944	14.26%	63,726	21.21%
1920	29,292	-12.57%	20,272	-15.34%	57,110	-10.38%
1930	35,796	22.20%	20,353	0.40%	85,118	49.04%
1940	37,504	4.77%	27,934	37.25%	107,273	26.03%
1950	33,860	-9.72%	28,881	3.39%	142,164	32.53%
1960	32,904	-2.82%	34,322	18.84%	187,045	31.57%
1970	29,737	-9.62%	43,933	28.00%	214,973	14.93%
1980	41,613	39.94%	69,427	58.03%	250,998	16.76%
1990	53,794	29.27%	87,161	25.54%	254,441	1.37%
2000	74,764	38.81%	115,327	32.31%	250,800	-1.43%
2010	95,203	27.49%	141,617	22.80%	245,285	-2.20%

Source: U.S. Census Bureau

Madison County's average growth rate for the past 60 years amounted to 16.19 percent. Table I-2 shows that between 2020 and 2040, population for Madison County is projected to increase by 35.26 percent to 149,333, based upon current trends.

**TABLE I-2
POPULATION PROJECTIONS FOR MADISON COUNTY: 2020-2040**

YEAR	POPULATION PROJECTION
2020	110,616
2030	128,525
2040	149,333

Source: CMPDD



EXHIBIT J

The recommended transportation system improvements are based upon projected traffic volumes, and projected traffic volumes are based upon the anticipated future land uses for 2040. Obviously, these projections are estimates, which are based on the assumptions that the population and land uses will be as described. Realistically, as time passes, these projections should be adjusted to reflect changing conditions. The roads that presently do not show a deficiency for 2040 may show a substantial increase in AADT in the near future that will require an adjustment in the projected AADT.

TABLE IV-2: PROJECTED TRAFFIC VOLUMES

	2018 AADT	2040 Projected AADT	Projected Increase
Interstate Highways			
I-55 (Gluckstadt Rd to MS Hwy 463)	64,000	58,639	(5,361)
I-55 (Sowell Rd to Gluckstadt Rd)	50,000	54,620	4,620
I-55 (Nissan Pkwy to Sowell Rd)	38,000	43,021	5,021
I-55 (MS Hwy 22 to MS Hwy 16)	25,000	29,935	4,935
Principal Arterial Highways			
US Highway 49 (South of Flora)	13,000	14,823	1,823
US Highway 49 (North of Flora)	13,000	14,099	1,099
US Highway 51 (Yandell Rd to North of Madison)	13,000	24,033	11,033
US Highway 51 (SW of Canton to Yandell Rd)	7,000	20,218	13,218
MS Highway 16 (I-55 to US Hwy 51)	2,300	3,571	1,271
MS Highway 16 (MS Hwy 43 to Sharon Rd)	4,600	9,438	4,838
MS Highway 22 (Virilia Rd to MS Hwy 463)	2,400	4,286	1,886
MS Highway 22 (MS Hwy 463 to Livingston-Vernon Rd)	5,400	7,208	1,808
MS Highway 22 (Livingston-Vernon Rd to Flora City Limits)	3,400	5,172	1,772
MS Highway 43 (MS Hwy 16 to Natchez Trace Pkwy)	3,600	4,956	1,356
MS Highway 463 (Annandale Rd to Gluckstadt Rd)	9,900	14,227	4,327
MS Highway 463 (Gluckstadt Rd to MS Hwy 22)	4,600	5,587	987
Gluckstadt Rd (MS Hwy 463 to Catlett Rd)	3,600	17,354	13,754
Gluckstadt Rd (Catlett Rd to I-55)	9,200	15,519	6,319
Gluckstadt Rd (I-55 to Industrial Dr)	10,000	21,557	11,557
Spillway Road (Harbor Dr to Rankin County)	32,000	45,205	13,205

Mrs. Symcox

FILED
THIS DAY
JUL 16 1976
BY BILLY V. COOPER
Clerical Clerk

MADISON COUNTY, MISSISSIPPI

ZONING AND
SUBDIVISION
ORDINANCES OF 1964

EXHIBIT H

MADISON COUNTY, MISS.
FILED
JUL 16 1976
AT 10 O'CLOCK A.M.
FILE NO. 11111
BY BILLY V. COOPER

MADISON COUNTY, MISSISSIPPI

ZONING AND SUBDIVISION ORDINANCES OF 1964

CONTENTS

Zoning District Map Frontispiece

Zoning Ordinance of 1964 Page 1

Subdivision Ordinance of 1964 Page 25

prepared for the
Board of Supervisors of Madison County

A. B. Mansell, Jr.	District No. One	Canton, Miss.
A. E. Crawford	District No. Two	Flora, Miss.
Julius Harris, Jr.	District No. Three	Madison, Miss.
Pat H. Lockett, Jr.	District No. Four	Sharon, Miss.
E. D. Mansell	District No. Five	Pickens, Miss.

prepared by
CITY AND INDUSTRIAL PLANNERS BATON ROUGE, LA.
William B. Singleton, Owner

Said proposed resolutions or ordinances and map herein referred to are now on file in the office of the Chancery Clerk, ex officio Clerk of the Board of Supervisors of Madison County, Mississippi, Canton, Mississippi, and said proposed resolutions or ordinances, blanks to be filled in following the hearing are in form substantially as follows, to wit:

On motion duly made and carried the following resolution was unanimously adopted:

"Whereas, the Madison County Planning Commission, heretofore created by this Board pursuant to the laws of the State of Mississippi, including, among others, Chapter 197 of the Laws of Mississippi of 1956 as amended has prepared and submitted to this Board a proposed Master Plan of physical development of all of Madison County, lying outside of all municipalities in said county, said plan consisting of a new proposed zoning ordinance or resolution and a separate subdivision regulations resolution or ordinance and a use map of all that part of said county, lying outside of all municipalities in the county as shown on said use map, said proposed resolutions or ordinances and map being now on file in the office of the Clerk of this Board, the Chancery Clerk of the county, and, WHEREAS, this Board finds that it is required by law that a public hearing be held in regard to said matter prior to the adoption and passage of such resolutions or ordinances and use map, at which hearing all parties at interest shall have an opportunity to be heard,

NOW, THEREFORE, BE IT ORDERED AND RESOLVED by the Board that a public hearing in regard to said matters be held at 10:00 o'clock A.M., on the 14th day of March 1964, in the Board of Supervisor's Room in the Chancery Clerk's annex of the Madison County Courthouse in Canton, Mississippi, at which hearing parties at interest shall have an opportunity to be heard, and that the clerk of this Board be and is authorized and directed to give at least 15 days notice of the time and place of such hearing by publication of a notice in a newspaper having a general circulation in Madison County, Mississippi, which said notice shall be substantially in the following form:

Section 1.1 Districts: For the purpose of this Ordinance, Madison County is divided into 9 districts, designated as follows:

S-20	Suburban (20,000 Square Feet)
S-15	Suburban (15,000 Square Feet)
S-9	Suburban (9,000 Square Feet)
A	Agricultural
B	Business
C	Commercial
L	Light Industrial
M	Manufacturing
P	Planned Commercial

Section 1.2 Boundaries: The boundaries of these districts are hereby established as shown on the Zoning District Map of Madison County dated February 3rd, 1964, which is on file in the office of the Chancery Clerk. The map and all explanatory matter thereon are hereby made a part of this Ordinance as if the notations, references, and other matters set forth by said map were all fully described herein.

Unless otherwise indicated, the district boundary lines are lot lines, the center lines of streets, alleys, or such lines extended, or are the County boundary lines. Other lines within blocks are rear or side lot lines, or such lines extended, or are property lines of large tracts.

hearing in relation thereto at which parties in interest and citizens would have an opportunity to be heard, said public hearing to be held in the Board of Supervisor's Room in the office of the Chancery Clerk in the county building at Canton, Mississippi, at 10:00 o'clock a. m., on the 14th day of March, 1964, at which time all protests and objections would be received and heard, all as shown by proof of publication on file with the Clerk of this Board, and WHEREAS, this Board of Supervisors did meet at the time fixed in said notice, which time was more than fifteen (15) days after the first publication of said notice, and received, heard, and considered all protests and objections presented to it and did afterwards again meet on the 27th day of March and the 6th day of April for further consideration of said matters, and now having disposed of the same, and having done and performed all things required by law to be done as a condition precedent to the adoption of this resolution or ordinance; and

WHEREAS, this Board affirmatively finds and adjudicates that it is necessary and to the best interest of Madison County, Mississippi, that the aforesaid proposals of the Planning Commission be adopted and enforced in whole, except as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON MISSISSIPPI:

ARTICLE I - ESTABLISHMENT OF DISTRICTS

Section 1.0 Jurisdiction: From and after the date of adoption, this Ordinance shall govern all land and territory within Madison County, including the Pearl River Reservoir, but excluding the corporate limits of the municipalities of Canton, Flora, Madison and Ridgeland.

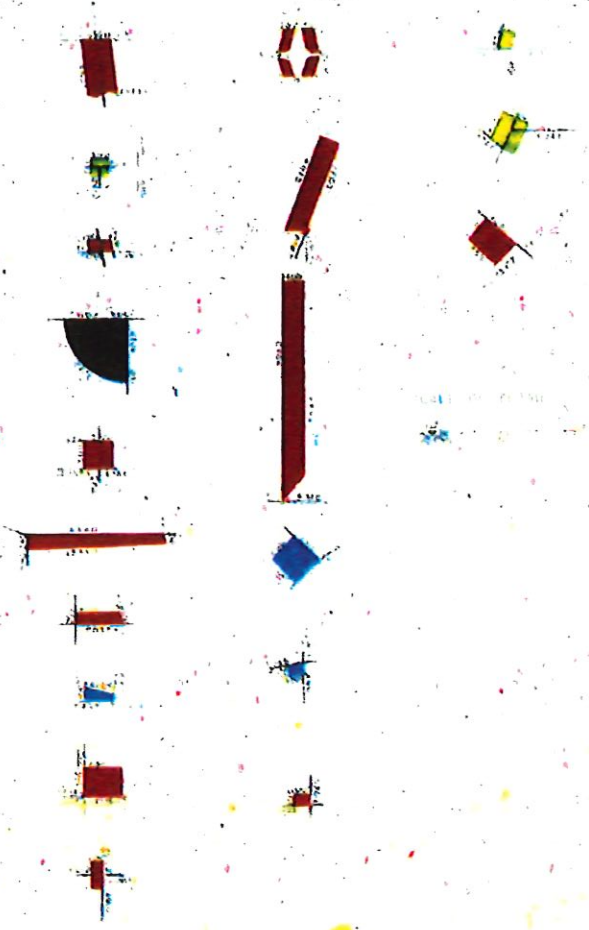
NOTICE

"TO PARTIES AT INTEREST, CITIZENS AND ALL PERSONS OWNING OR INTERESTED IN LAND, OUTSIDE OF MUNICIPALITIES, IN MADISON COUNTY, MISSISSIPPI, OR OTHERWISE INTERESTED IN THE MADISON COUNTY ZONING AND SUBDIVISION REGULATIONS ORDINANCES OF 1964.

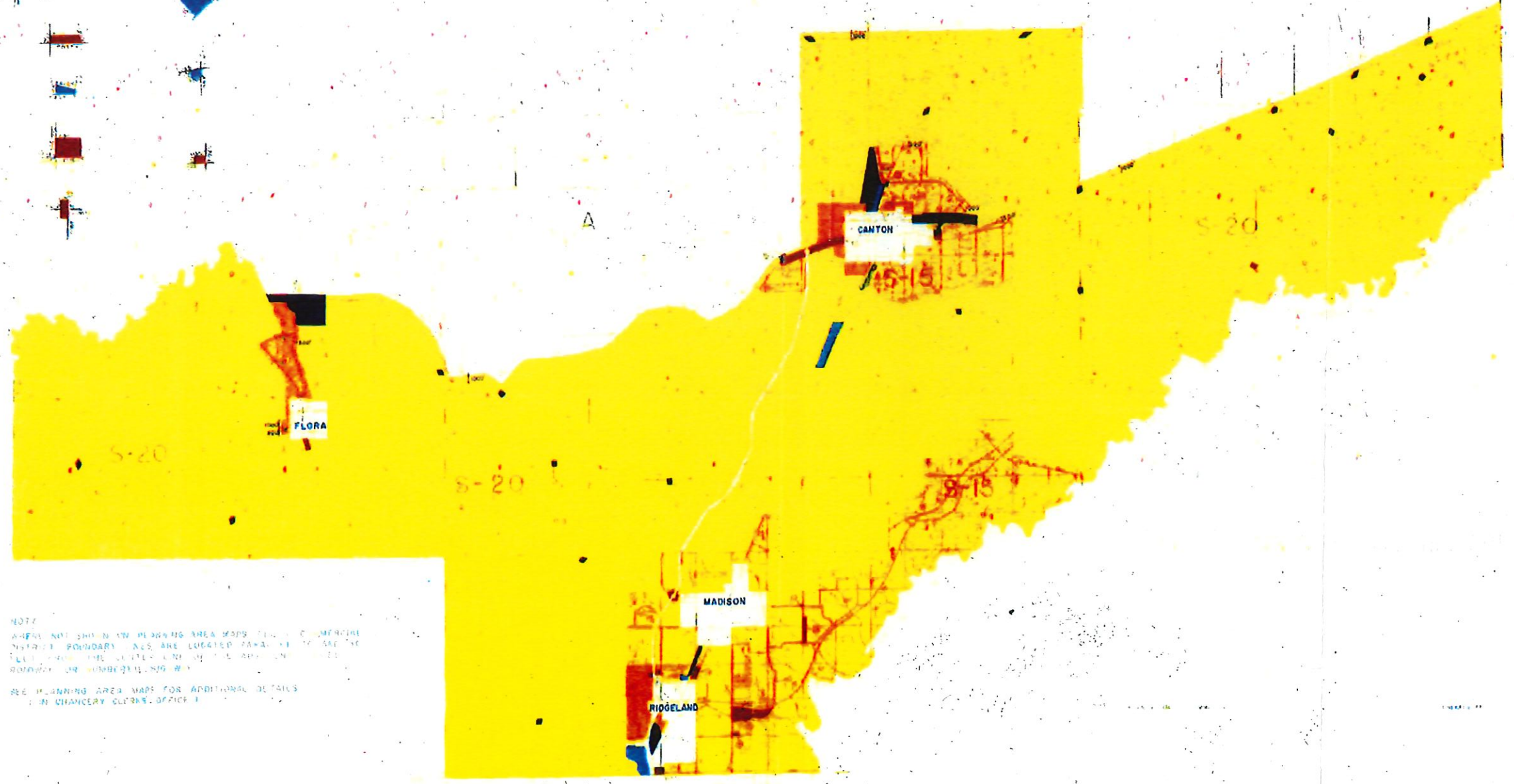
As required by law, notice is hereby given to parties at interest, citizens and all persons owning or interested in land, outside of municipalities in Madison County, Mississippi, or otherwise interested in the Madison County Zoning and Subdivision Regulations Ordinances of 1964, that a public hearing will be held at 10:00 o'clock A. M., on the 14th day of March, 1964, in the Board of Supervisors Room in the Chancery Clerk's Annex of the Madison County Courthouse in Canton, Mississippi, in connection with, and in relation to the proposal of the Madison County Planning Commission that, in pursuance of Master Plan for the physical development of Madison County, Mississippi, outside of all municipalities, a revised plan, consisting of a new proposed zoning resolution or ordinance, and a separate new proposed subdivision regulations or ordinance, and a use map of the area affected, be adopted by the Board of Supervisors of Madison County, Mississippi, as authorized by law.

Said proposed resolutions or ordinances and map are now on file in the office of the Chancery Clerk, ex officio Clerk of the Board of Supervisors of Madison County, Mississippi, Canton, Mississippi. Persons at interest may appear and make such proposals and objections to the adoption of the proposed ordinances as to them may seem proper.

MADISON COUNTY ZONING DISTRICT MAP OF 1964



- LEGEND**
- S-9 - SUBURBAN RESIDENTIAL
 - S-15 - SUBURBAN RESIDENTIAL
 - S-20 - SUBURBAN RESIDENTIAL
 - P - PLANNED COMMERCIAL
 - C - COMMERCIAL
 - B - BUSINESS
 - LI - LIGHT INDUSTRIAL
 - M - MANUFACTURING
 - A - AGRICULTURE



NOTE
 WHERE NOT SHOWN ON PLANNING AREA MAPS, COMMERCIAL DISTRICT BOUNDARY LINES ARE LOCATED PARALLEL TO AND 10 FEET FROM THE CENTER LINE OF THE APPLICABLE ZONED ROADWAY OR SUBDIVISION.

SEE PLANNING AREA MAPS FOR ADDITIONAL DETAILS
 IN CHANCERY CLERK'S OFFICE.