

APPLICATION FOR REZONING

RECEIVED

NOV 01 2024

Name and Address of Applicants:

Peter and Mireille DeBeukelaer
268 Gus Green Road
Flora, MS 39071

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBERS	FLOOD ZONE	MAP/PLAT OF PROPERTY
November 1, 2024	A-1	See attached exhibit A	0811-32 -018/00.00 0811-32 -019/01.00	X	See attached exhibits B and C

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

Comments

Request to develop 20 homesites with lots averaging 30,500 sq ft on the 17-acre tract of land described in exhibit A and as outlined in the architect's renderings attached as exhibits B and C. Petitioners request that subject real property be rezoned from its current zoning classification of A-1 and reclassified as R-1A.

Respectfully Submitted

Peter and Mireille DeBeukelaer.



Petition submitted to Madison County Planning and Zoning Commission on _____

Recommendation of Madison County Planning and Zoning Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

REZONING DESCRIPTION

A parcel of land containing 16.899 acres, more or less, situated in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 8 North, Range 1 East, of Madison County, Mississippi and being more particularly described as follows:

COMMENCING at an iron rod (MSSPCS, West Zone coordinates N:1,089,370.90 E:2,332,178.09) at the center of said Section 32 and thence run North 00 Degrees 12 Minutes 58 Seconds West along the West line of the Southwest 1/4 of the Northeast 1/4 of Section 32 for a distance of 364.20 feet;

thence run East leaving said West line of the Southwest 1/4 of the Northeast 1/4 of Section 32 for a distance of 6.56 feet to the East right-of-way line of Gus Green Road (as now laid out and in use, October 2024) and the POINT OF BEGINNING;

thence run North 00 Degrees 35 Minutes 32 Seconds East along said East right-of-way line for a distance of 440.02 feet;

thence East leaving said East right-of-way line for a distance of 507.23 feet;

thence run South 48 Degrees 34 Minutes 53 Seconds East for a distance of 436.13 feet;

thence run East for a distance of 480.18 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of Section 32;

thence run South 00 Degrees 07 Minutes 50 Seconds East along said East line of the Southwest 1/4 of the Northeast 1/4 of Section 32 for a distance of 521.78 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 32;

thence run North 89 Degrees 44 Minutes 10 Seconds West along the South line of the Southwest 1/4 of the Northeast 1/4 of Section 32 for a distance of 722.40 feet;

thence run North 48 Degrees 34 Minutes 53 Seconds West leaving said South line for a distance of 554.71 feet;

thence run West for a distance of 181.83 feet back to the POINT OF BEGINNING.

The bearings in the above description are based on grid.

EXHIBIT A

November 19, 2024

Peter DeBeukelaer
Mireille DeBeukelaer
268 Gus Green Road
Flora, MS 39071

Re: Petition to Rezone and Reclassify 17 Acres of Real Property in Madison County, Mississippi

Statement of Need in Support of Application to Rezone Real Property

From: Jon-David Johnson, Broker

I have been a real estate broker in Madison County, Mississippi for eighteen years, and for much of that time, I have been particularly focused on the Madison/Hwy 463 corridor. Based on my experience in both real estate sales and development, it is my belief that the current A-1 zoning designation for the subject 17-acre parcel, attached as exhibit 1, is not the best use of the subject property and does not meet the present residential housing needs of the area. Drawing upon the surrounding sales and character of the area, I believe that an R-1A zoning classification is more appropriate, as there is an ongoing and current need for this type of homesite in Madison County.

I have knowledge of the area demand for medium density single-family residential homesites in Madison County, Mississippi. There is an increasing demand for lots similar to the ones that will be developed and marketed in the subject proposal. If offered for sale at this time, the lots would experience sustained demand and would be absorbed during a reasonable time period.

Finally, it is my opinion and firm belief that the rezoning of the subject parcel from A-1 to R-1A will satisfy and comply with the Madison County Comprehensive Plan adopted pursuant to Miss. Code Ann § 17-1-1, because it will support Madison County's long-range physical development.

Please let me know if you have any questions.

Respectfully submitted,



Jon-David Johnson

J.D. Johnson Realty & Investment, LLC
164 Watford Pkwy Dr.
Canton, MS 39042
Phone: 601-707-5555
Email: jd@jdjohnsonrealty.com

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>Joseph Perry 11-18-21</p>
<p>1. Article Addressed to:</p> <p>Joseph Perry 133 Gus Green Road Flora, MS 39071</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>9590 9402 9078 4122 3027 85</p> <p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1453 7720 46</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

USPS TRACKING#

JACKSON MS 390

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your name, address, and ZIP+4® in this box*

Peter and Mireille DeBeukelaer
268 Gus Green Road
Flora, MS 39071

NOH-Perry

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1. Article Addressed to:

Willie Adams Estate
 (Beverly Adams)
 858 Robinson Springs Road
 Madison, MS 39110



9590 9402 9078 4122 3028 53

2. Article Number (Transfer from service label)

9589 0710 5270 1453 7720 22

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A. Signature *Beverly J Adams* Agent
 Beverly J Adams Addressee

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 11-19-24

D. Is delivery address different from Item 1? Yes
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 - Adult Signature Restricted Delivery
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 - Collect on Delivery
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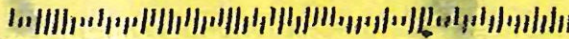
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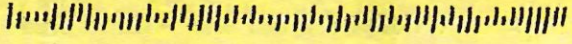
Peter and Mireille DeBeukelaer
 268 Gus Green Road
 Flora, MS 39701


71-952768

NOH-Adams




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<p>1. Article Addressed to:</p> <p style="text-align: center;">Jeremiah Allen 144 Gus Green Road Flora, MS 39071</p>  <p style="text-align: center;">9590 9402 9078 4122 3028 77</p>	<p>B. Received by (Printed Name) <i>Jeremiah Allen</i> C. Date of Delivery <i>11-18-2024</i></p>
<p>2. Article Number (Transfer from service label) 9589 0710 5270 1453 7720 60</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p style="text-align: right;">Domestic Return Receipt</p>

<p>USPS TRACKING#</p>  <p>9590 9402 9078 4122 3028 77</p>	 <div style="border: 1px solid black; padding: 5px;"> <p>First-Class Mail Postage & Fees Paid USPS Permit No. G-10</p> </div>
<p>United States Postal Service</p>	<p>• Sender: Please print your name, address, and ZIP+4® in this box•</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Peter and Mireille DeBeukelaer 268 Gus Green Road Flora, MS 39701</p> </div>
<p style="text-align: center;"></p> <p><i>NOH-Allen</i></p>	

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<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Jimmy Stovall 124b Gus Green Road, Flora, MS 39071-9572</p> </div>  <p>9590 9402 9078 4122 3028 84</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
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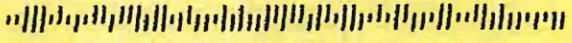
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Peter and Mireille DeBeukelaer
268 Gus Green Road
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<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Seales Family Trust (Desaree Green Seales) 255 Gus Green Road, Flora, MS 39071</p> </div>  <p>9590 9402 9078 4122 3027 92</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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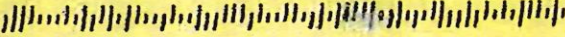
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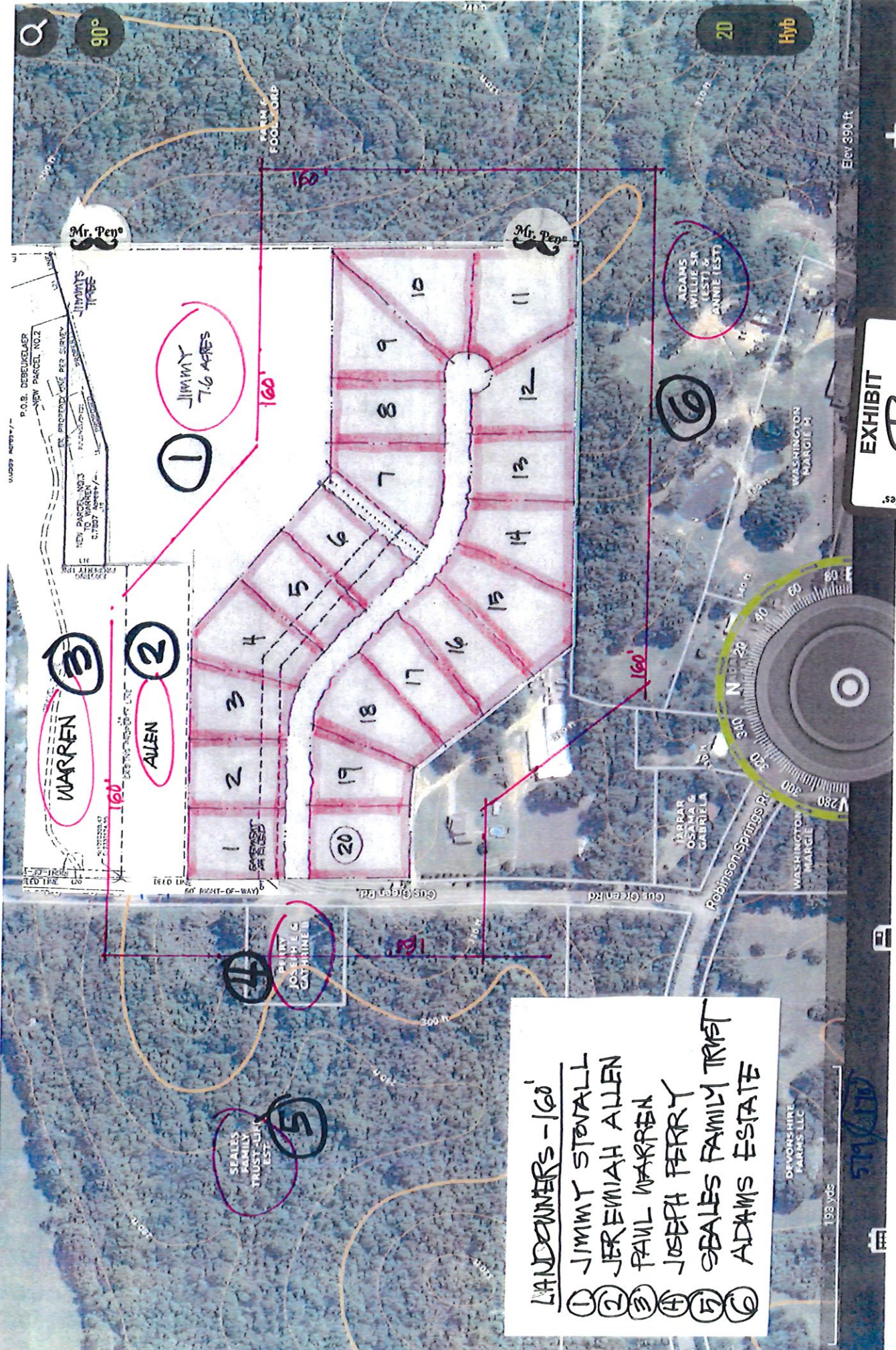
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Peter and Mireille DeBeukelaer
268 Gus Green Road
Flora, MS 39701

Not-Seales





LANDOWNERS - 160'
 ① JIMMY STOVALL
 ② JEREMIAH ALLEN
 ③ PAUL WARREN
 ④ JOSEPH FERRY
 ⑤ SEALES FAMILY TRUST
 ⑥ ADAMS ESTATE

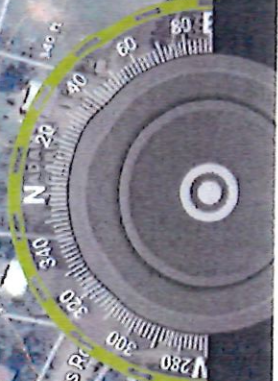
EXHIBIT
B
 Tabbles

Elev 390 ft

20

Hyb

90°



193 yds

DEVOIRS HIRE FARMS LLC

57410

P.O.B. DEBEUKELER
 NEW PARCEL NO.2
 NEW PARCEL NO.3
 TO WARREN
 CTRD. 1/20/17
 JIMMY'S TRACT
 FOR PROTECTIVE DEED SURVEY

WARREN

ALLEN

JIMMY 7.6 ACRES

JOSEPH & GAYLINE II

SEALES FAMILY TRUST

ADAMS WALTER SA WALTER SA ANNIE (EST)

FARRAR OSAMA & GABRIELA

WASHINGTON MARGIE H

FOOT CORP

Cus Green Rd

Robinson Springs Rd

WASHINGTON MARGIE

DEVOIRS HIRE FARMS LLC

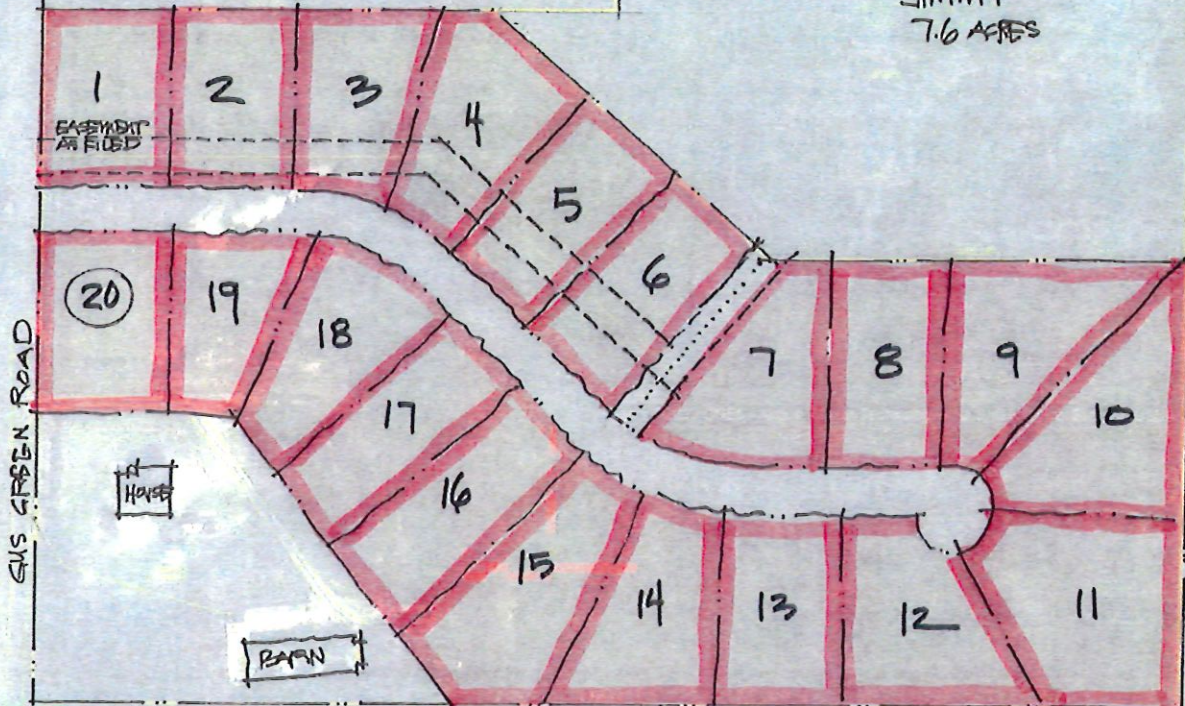
COUNTY SUMMARY
 A-1/200' - 2 ACRES MIN
 R-1A/100' - 30,500 MIN (.70 AC)
 R-1B/85' - 15,000 # MIN (.34 AC)
 R-2/75' - 10,600 # MIN (.24 AC)

R-1A LOT SIZES:
 150 X 200 135 X 225
 175 X 175

ALLEN
 2.0 AC.

JIMMY'S
 TREE

JIMMY
 7.6 ACRES



GUS GREEN ROAD

EASEMENT
 AS FILED

HOUSE

BARN

Google



STUDY
 3

GUS GREEN PROPERTY

R-1A/30,500 # HOMESITES

T. BOBBY
 8/24

20 LOTS
 1200 LF ROAD
 60' ROAD/LOT

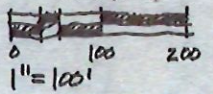


EXHIBIT
C

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