

# APPLICATION FOR REZONING

A-1 TO R-1

**Name and Address of Applicant:**

Todd Carter  
P.O. Box 2794  
Madison, MS 39130

| APPLICATION DATE | Present Zoning of Property | Legal Description of Property: | TAX PARCEL NUMBER  | FLOOD ZONE | MAP/PLAT OF PROPERTY |
|------------------|----------------------------|--------------------------------|--------------------|------------|----------------------|
| 5/12/2024        | A-1                        | See (Exhibit A)                | 082G-36D-007/02.00 | X          | See (Exhibit B)      |

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

**Comments**

Request to rezone the southern portion of a 12.34-acre parcel that abuts Dave Brown Rd from A-1 to R-1

Respectfully Submitted

Todd Carter

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 \_\_\_\_\_

## **EXHIBIT "A"**

### **Legal Description of NMC, LLC (Deed Book 4529 Page 915):**

Commencing at an iron pin marking the Southeast corner of Section 36, Township 8 North, Range 2 East, Madison County, Miss., said iron pin being in the center of a gravel county road, and run thence N0°02'08"W for a distance of 528.00 feet to the Point of Beginning of the property herein described; run thence N 89°13'W for a distance of 639.14 feet to the East right of way line of an existing road; run thence along said East right of way line as follows: N 11°00'W for a distance of 236.21 feet; thence N3°00'W for a distance of 241.08 feet; thence N2°45'E for a distance of 234.06 feet; thence N20°00'W for a distance of 81.79 feet; thence leaving said right of way, run East for a distance of 713.02 feet to the East line of Section 36; run thence S0°02'08"E along said East line for a distance of 792.00 feet to the Point of Beginning.

The above described property is situated in the East ½ of the Southeast ¼ of Section 36, Township 8 North, Range 2 East, Madison County, Miss., and contains 12.34 acres, more or less.

EXHIBIT "B"



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 36,  
TOWNSHIP 8 NORTH, RANGE 2 EAST / WEST,  
MADISON COUNTY, MISSISSIPPI

PETITIONER

Todd Carter

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Todd Carter has filed a Petition to rezone and reclassify the southern portion of a 12.34 -acre tract of land situated in Section 36, Township 8 North, Range 2 East / West, 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 R-1.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at \_\_\_\_\_ a.m. on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_,

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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Todd Carter

Contact Information Todd Carter

601-927-7157

P.O. Box 2794

Madison, MS 39130

\_\_\_\_\_  
\_\_\_\_\_

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON  
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF  
CERTAIN LAND SITUATED IN SECTION 36  
TOWNSHIP 8 NORTH, RANGE 2 EAST/WEST  
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Todd Carter

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Todd Carter, 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 36 Township 8 N, Range 2E, 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  
R-1 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of the southern portion of a 12.34 -acre tract.
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 R-1 zoning, and reclassifying this property from its present A-1 District classification to a R-1 District.

Respectfully submitted, this the 12 day of May, 2025.

Todd Carter,       Petitioner