

APPLICATION FOR REZONING**SU-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	SU-1	See (Exhibit A)	0831-31-001/00.00	X	See (Exhibit B)

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

Comments

Request to rezone a 38.88-acre parcel that abuts Gray Hill Rd from SU-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"

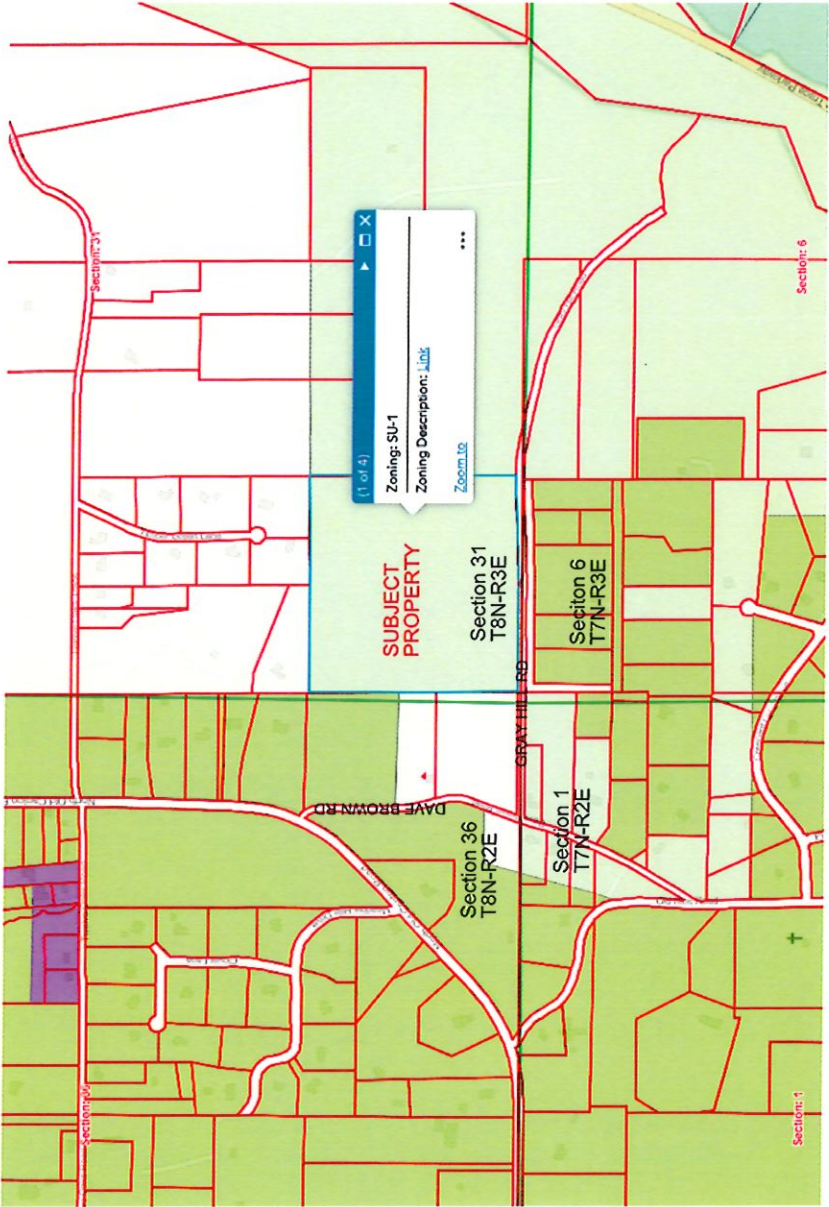
Legal Description of NMC, LLC (Deed Book 4529 Page 915):

The Land referred to herein below is situated in the County of Madison, State of Mississippi, and is described as follows:

38.88 acres, more or less, in the Southwest ¼ of Southwest ¼ of Section 31, Township 8 North, Range 3 East, Madison County, Mississippi, described as Follows:

Begin at an iron pin at the point of intersection of the present Northerly right-of-way line of a county road with the West line of Section 31, Township 8 North, Range 3 East, said point of beginning is 30.0 feet North 0° 02' 08" West of the Southwest corner of said Section 31; from said point of beginning run thence North 0° 02' 08" West along the West line of said section 31, a distance of 1290.0 feet to an iron pin; thence East a distance of 1320.0 feet to an iron pin; thence south 0° 02' 08" East, a distance of 1275.95 feet to an iron pin on the present Northerly right-of-way line of said country road; thence south 89° 23' 25" West along said county road right-of-way line, a distance of 1320.07 feet to the point of beginning.

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 31,
TOWNSHIP 8 NORTH, RANGE 3 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 a 38.88 acre tract of land situated in Section 31, Township 8 North, Range 3 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 SU-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 31
TOWNSHIP 8 NORTH, RANGE 3 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 31 Township 8 N, Range 3E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of 38.88 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 R-1 zoning, and reclassifying this property from its present SU-1 District classification to a R-1 District.

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

Todd Carter, Petitioner