

TIMOTHY J. ANZENBERGER
128 BRISCO STREET
MADISON, MS 39110

June 27, 2025

Via Email and Hand Delivery

Scott Weeks
ZONING ADMINISTRATOR
125 West North Street
P.O. Box 608
Canton, MS 39046

Re: Notice of Appeal in *In the Matter of Rezoning of Certain Land Situated in Section 10, Township 8 North, Range 1 East, Madison County, Mississippi by Petitioner McMillon Road LLC*

Dear Mr. Weeks,

I have enclosed a Notice of Appeal of the Madison County Planning and Zoning Commission's decision in the above-captioned matter, rendered June 12, 2025. I have also enclosed a check for the filing fee.

Respectfully,

Timothy J. Anzenberger

and

Leah Kathryn Anzenberger

enclosure

cc: Andy Clark (via email)
Mike Espy (via email)
Neill Bryant (via email)

**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 1
East, Madison County, Mississippi**

Petitioner: McMillon Road, LLC

NOTICE OF APPEAL

PLEASE TAKE NOTICE that, under Sections 806.06 and 813.02 of the Madison County Zoning Ordinance, Protestors Timothy J. Anzenberger and Leah Kathryn Anzenberger request an appeal of the Madison County Planning and Zoning Commission's recommendation to approve the above-captioned petition, rendered on June 12, 2025.

Dated: June 27, 2025.

Residents of:

**128 Brisco Street
Madison, Mississippi**

By: /s/ Timothy J. Anzenberger

Timothy J. Anzenberger
Leah Kathryn Anzenberger
128 Brisco Street
Madison, Mississippi
tim.anzenberger@arlaw.com
campbellleahk@gmail.com

Protestors

RECEIVED

APPLICATION FOR REZONING

FEB 12 2025

R1 to R1B

Name and Address of Applicant:

McMillon Road, LLC
661 Sunnybrook Road Suite 120
Ridgeland, MS 39157

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
2/12/25	R-1	See (Exhibit A)	081E-15003/02	X	See (Exhibit B)

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

Comments

Respectfully Submitted

J. Blackless

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 1 ~~EAST~~ WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

M. M. Mon Load, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now _____, 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 1E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of R1 District to a
R1B District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 60.68 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 R4.B zoning, and reclassifying this property from its present R1 District classification to a R1B District.

Respectfully submitted, this the 12th day of February, 2024: 2025

J. B. Rakles

Petitioner

DESCRIPTION-TRACT 2

A parcel or tract of land, containing 60.68 acres, more or less, lying and being situated in the SE ¼ of Section 10, T8N-R1E, the East ½ of the NW ¼ of the NE ¼ of Section 15, T8N-R1E and the NE ¼ of the NE ¼ of said Section 15, T8N-R1E, Madison County, Mississippi, being a part of the University of Mississippi Medical Center property as described in Deed Book 99 at Page 47 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi and being more particularly described as follows:

COMMENCING at a found one-half inch iron rebar lying at the NW corner of the NE ¼ of said Section 10, T8N-R1E, Madison County, Mississippi; thence

South along the Westerly boundary of NE ¼ of said Section 10, T8N-R1E, for a distance of 2640.00 feet to a one-half inch iron rebar lying at the SW corner, thereof, said point also being and lying at the NW corner of the SE ¼ of said Section 10, T8N-R1E; thence

Continue South along the Westerly boundary of the SE ¼ of said Section 10, T8N-R1E, for a distance of 495.00 feet (7.50 chains) to a one-half inch iron rebar lying on the Southerly boundary of that certain tract of land described as "a strip of land 7.50 chains in width evenly off the North end of the SE ¼ of Section 10, T8N-R1E"; thence

Leaving the Westerly boundary of the SE ¼ of said Section 10, T8N-R1E, run East along the Southerly boundary of said "7.50 chain strip" for a distance of 2614.49 feet to a one-half inch iron rebar lying on the Westerly boundary of McMillon Road, as it existed in November, 2024; thence

Leaving the Southerly boundary of said "7.50 chain strip" run along the Westerly boundary of said McMillon Road to points at each of the following calls;

South 00 degrees 04 minutes 42 seconds West for a distance of 1134.49 feet to a one-half inch iron rebar; thence

South 01 degrees 02 minutes 10 seconds West for a distance of 601.32 feet to a one-half inch iron rebar; thence

South 00 degrees 53 minutes 27 seconds East for a distance of 272.31 feet to a one-half inch iron rebar; thence

Continue South 00 degrees 53 minutes 27 seconds East for a distance of 20.00 feet to the centerline of a drainage ditch, as it existed in November, 2024 and **POINT OF BEGINNING** of the herein described property; thence

Leaving the Westerly boundary of said McMillon Road, run along the centerline of said existing ditch to points at each of the following calls;

South 75 degrees 11 minutes 32 seconds West for a distance of 36.58 feet; thence

South 68 degrees 56 minutes 30 seconds West for a distance of 24.27 feet; thence

North 85 degrees 27 minutes 10 seconds West for a distance of 35.10 feet; thence

North 50 degrees 46 minutes 22 seconds West for a distance of 41.81 feet; thence
North 88 degrees 21 minutes 54 seconds West for a distance of 390.82 feet; thence
North 81 degrees 57 minutes 52 seconds West for a distance of 71.30 feet; thence
North 65 degrees 00 minutes 46 seconds West for a distance of 82.12 feet; thence
North 46 degrees 30 minutes 47 seconds West for a distance of 114.63 feet; thence
North 57 degrees 16 minutes 50 seconds West for a distance of 102.76 feet; thence
North 44 degrees 51 minutes 17 seconds West for a distance of 50.93 feet; thence
North 54 degrees 43 minutes 57 seconds West for a distance of 105.18 feet; thence
North 52 degrees 04 minutes 04 seconds West for a distance of 84.30 feet; thence

Leaving the centerline of said existing ditch, run South 44 degrees 59 minutes 26 seconds West for a distance of 20.00 feet to a one-half inch iron rebar; thence

Continue South 44 degrees 59 minutes 26 seconds West for a distance of 640.43 feet to a one-half inch iron rebar lying on the Southerly boundary of the SE $\frac{1}{4}$ of said Section 10, T8N-R1E, said point also lying on the Northerly boundary of that certain tract of land described as "14.58 acres off the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, T8N-R1E"; thence

West along the Southerly boundary of the SE $\frac{1}{4}$ of said Section 10, T8N-R1E and the Northerly boundary of said "14.58 acre tract" for a distance of 251.74 feet to a one-half inch iron rebar; thence

Leaving the Southerly boundary of the SE $\frac{1}{4}$ of said Section 10, T8N-R1E, and the Northerly boundary of said "14.58 acre tract", run South 00 degrees 13 minutes 21 seconds West for a distance of 9.16 feet to a one-half inch iron rebar lying on the Easterly boundary of the Madison Gap, LLC property as described in Deed Book 2883 at Page 38 of the Records of said Madison County, Mississippi; thence

Continue South 00 degrees 13 minutes 21 seconds West along the Easterly boundary of the Madison Gap, LLC property for a distance of 1321.57 feet to a one-half inch iron rebar lying on the Northerly boundary of Hatheway Lake, Part 3 as shown on map or plat of same in Plat Cabinet "E" at Slide 184-A of the Records of said Madison County, Mississippi; thence

Leaving the Easterly boundary of said Madison Gap, LLC property, run South 89 degrees 43 minutes 06 seconds East along the Northerly boundary of Hatheway Lake, Part 3 for a distance of 442.81 feet to a one-half inch iron rebar at the NE corner, thereof, said point also lying at the NW corner of Hatheway Lake, Part 6 as shown on map or plat of same in Plat Cabinet "F" at Slide 39-A of the Records of said Madison County, Mississippi; thence

Continue South 89 degrees 43 minutes 06 seconds East along the Northerly boundary of said Hatheway Lake, Part 6 for a distance of 1299.92 feet to a one-half inch iron rebar at the NE corner, thereof, said point also lying on the Westerly boundary of the above referenced McMillon Road; thence

Along the Westerly boundary of said McMillon Road to point at each of the following calls;

North 01 degrees 12 minutes 06 seconds East for a distance of 164.29 feet to a one-half inch iron rebar; thence

North 00 degrees 04 minutes 42 seconds East for a distance of 509.16 feet to a one-half inch iron rebar;

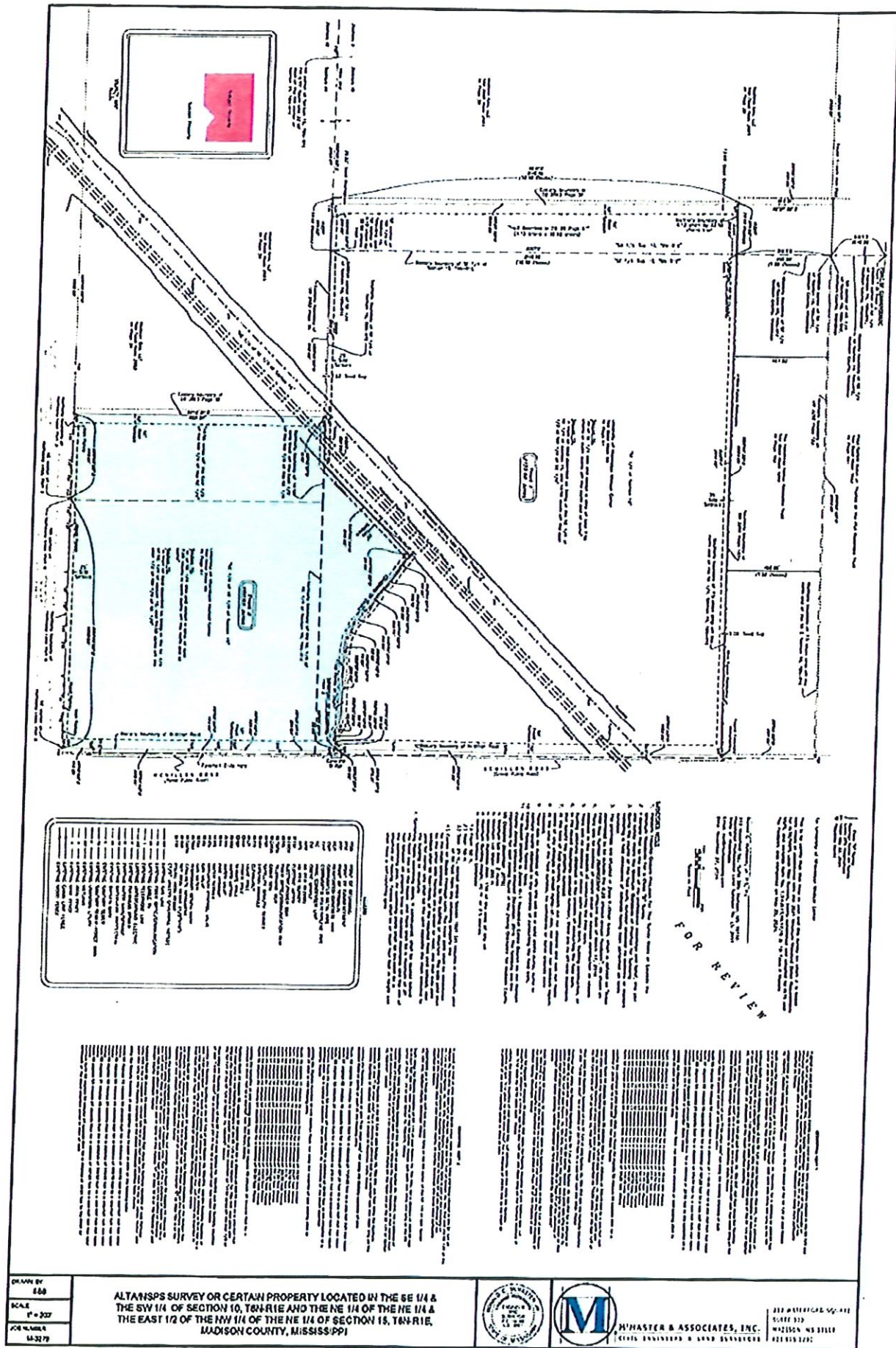
thence

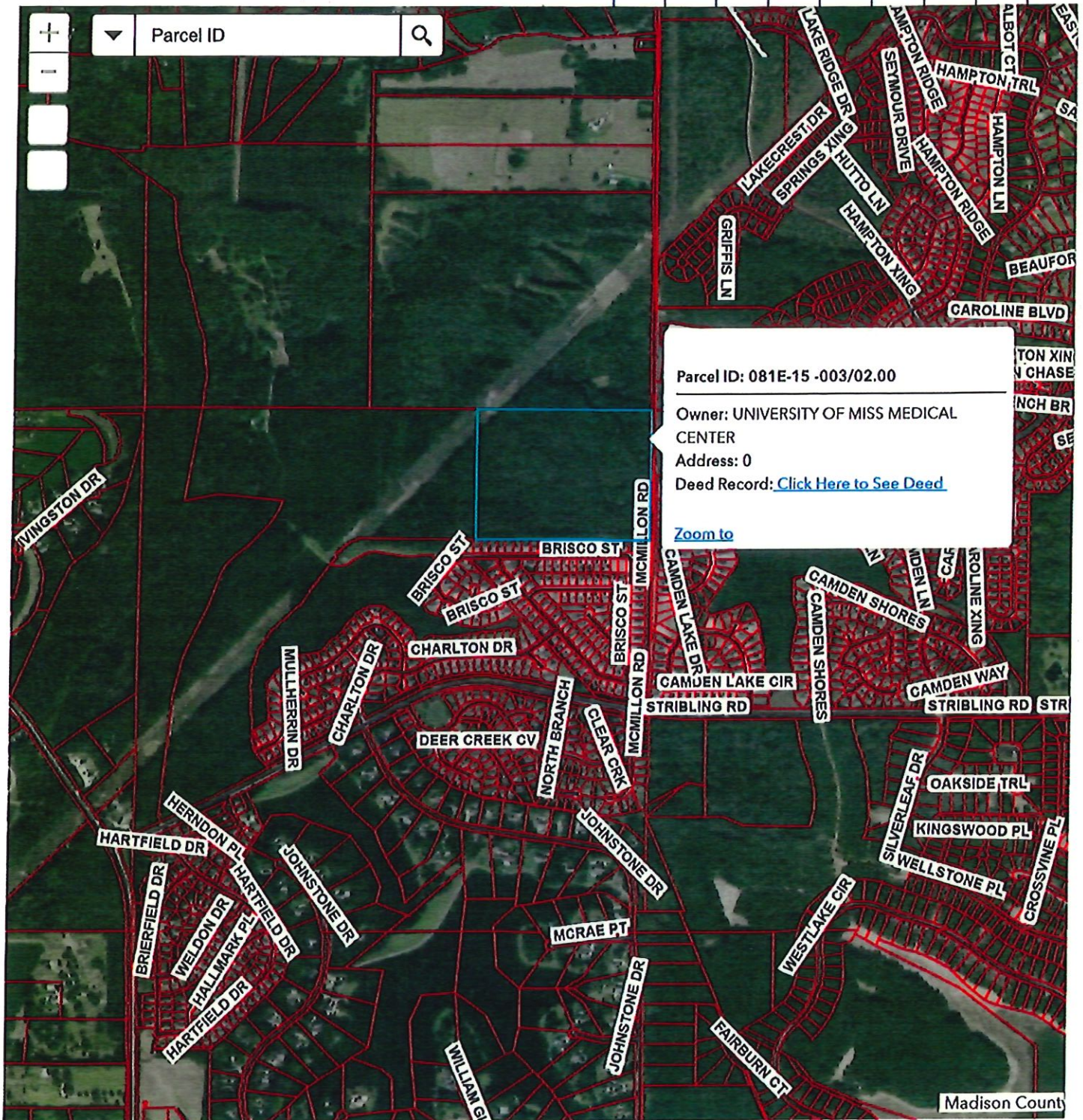
North 00 degrees 58 minutes 24 seconds West for a distance of 144.45 feet to a one-half inch iron rebar;
thence

North 00 degrees 31 minutes 45 seconds East for a distance of 336.58 feet to a one-half inch iron rebar;
thence

North 00 degrees 53 minutes 27 seconds West for a distance of 281.94 feet to a one-half inch iron rebar;
thence

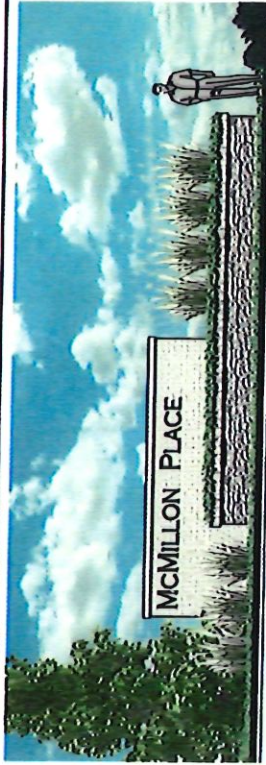
Continue North 00 degrees 53 minutes 27 seconds West for a distance of 20.00 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.





0.3mi

-90.176 32.543 Degrees

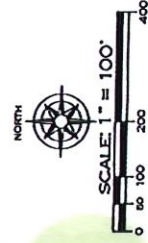


CONCEPTUAL ENTRANCE SIGNAGE ELEVATION

PRELIMINARY MASTER PLAN

McMILLON PLACE
MADISON COUNTY, MISSISSIPPI

DEVELOPMENT SUMMARY
105 LOTS
15,000 SQ. FT. MINIMUM LOT SIZE
85' MINIMUM LOT WIDTH
AVERAGE LOT SIZE 100' x 150'



THIS PRELIMINARY MASTER PLAN ILLUSTRATES THE DEVELOPER'S GENERAL INTENT. THE DEVELOPER RESERVES THE RIGHT TO AMEND THIS PLAN AT ANY TIME WITHOUT NOTICE. SIZES SHOWN ARE APPROXIMATE.