

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF JUNE, 2025 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 12th day of June, 2025, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Jean McCarty
 Rev. Henry Brown
 Amanda Myers

Scott Weeks, Planning and Zoning Administrator

Absent: Mandy Sumerall

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 May 15, 2025, meeting of the Commission. Upon motion by Commissioner Brown, seconded by Commissioner Myers, with all voting "aye," the June 12, 2025, minutes of the Planning and Zoning Commission were approved.

There next came on for consideration the site plan of Todd Allen for a new structure. The subject property is located on Hawkins Thompson Lane and is in Supervisor District 4. When called, no one purporting to represent Todd Allen appeared. Upon motion by Commissioner McCarty, seconded by Commissioner Myers, to table the site plan of Todd Allen for a new structure, with all voting "aye," the motion to table the site plan of Todd Allen for a new structure was approved.

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

There next came on for consideration the Application of Alicia Matthews for a Conditional Use for a child care facility. The subject property is located at 4268 Highway 16 East, and is in Supervisor District 5.

Alicia Matthews appeared as the founder of Steps Academy Learning Center and requested approval to bring a small childcare program to Farmhaven and explained that the program would serve children ages 5-10 and help with tutoring, homework, and mentorship in a safe, structured environment. Upon question from Commissioner McCarty, Ms. Matthews responded that there are currently two houses on the lot in question, and that she lives in one and the other is for storage.

Ms. Matthews clarified that her intent is to construct a 480 sf. childcare facility on the same lot to accommodate 10-15 students. Ms. Matthews further clarified that she does intend to have bathrooms and a kitchen in the facility and an approximately 500 sf. outside play facility. She further clarified that she is currently on a septic system and a water association. Commissioner McCarty stated that the Health Department requires two (2) acres for a septic system, and that the current parcel is less than one (1) acre. Ms. Matthews stated that she had not spoken with the Health Department about this project.

Upon motion by Commissioner McCarty to table the application of Alicia Matthews for a Conditional Use for a child care facility, seconded by Commissioner Myers, there was further discussion that the Health Department had advised Ms. Matthews to seek the Conditional Use prior to dealing with them on their regulations. Commissioner McCarty amended her motion to approve the Conditional Use for a child care facility subject to Health Department approval. Commissioner Myers seconded the motion, and with all voting "aye," the motion to approve the Conditional Use for a child care facility subject to Health Department approval was approved. Administrator Weeks reminded Ms. Matthews that she would have to come back for site plan approval if and when the Health Department allows her to move forward.

There next came on for consideration the Application of Robert L. Lloyd for a Conditional Use for an RV Park. The subject property is located on Virillia Road and is in Supervisor District 4. Mr. Lloyd appeared and advised that he is purchasing Movie Town RV Park and an additional 20 acres that joins it to the east. Mr. Lloyd advised that he was seeking Conditional Use to expand the RV Park on to that 20 acres. Upon question from Chairman Rouser, Mr. Lloyd approached and showed the Commission the location of the current Movie Town operation, and his plans to expand.

Upon motion by Commissioner Brown to approve the Application of Robert L. Lloyd for a Conditional Use for an RV Park, seconded by Commissioner McCarty, with all voting "aye," the Application of Robert L. Lloyd for a Conditional Use for an RV Park was approved.

There next came on for consideration, the Application of Todd Carter to re-zone certain property from its current designation of (A-1) Agricultural District to (R-1) Residential Estate District. The subject property is located on Dave Brown Road, and is in Supervisor District 5. Brandon Johnson of McMaster & Associates appeared on behalf of the Applicant and advised that the Applicant is seeking the re-zoning in order to build a 15 lot subdivision. Upon question from Commissioner McCarty, Mr. Johnson advised that he believed the houses to be located in the proposed subdivision to be +/-3000 sf. Administrator Weeks confirmed. In response to further question from Commissioner McCarty, Administrator Weeks confirmed that they are two (2) acre lots, and would be on septic systems.

Terry and Annie Grabiak appeared in opposition and stated that they are opposed to a lot of houses coming in to the area. Mr. Grabiak stated that the area had lots of 5+ acres, and Mr. Johnson advised that there would be a total of 15 lots. Mr. Grabiak advised that Gray Hill Road would not accommodate two (2) vehicles at a time, and that the road would have to be widened. Administrator Weeks advised that that would be a matter for the County Engineer and the Board

of Supervisors. Ms. Grabiak advised that she only saw public notice on Gray Hill Road, and did not see one on Dave Brown Road.

Upon motion by Commissioner McCarty to approve the Application of Todd Carter to re-zone certain property from its current designation of (A-1) Agricultural District to (R-1) Residential Estate District, seconded by Commissioner Brown, with all voting "aye," the Application of Todd Carter to re-zone certain property from its current designation of (A-1) Agricultural District to (R-1) Residential Estate District was approved.

There next came on for consideration, the Application of Todd Carter to re-zone certain property from its current designation of (SU-1) Special Use District to (R-1) Residential Estate District. The subject property is located on Gray Hill Road, and is in Supervisor District 5. Brandon Johnson of McMaster & Associates appeared on behalf of the Applicant and advised that the subject property is adjacent to the parcel on Dave Brown Road, and is the larger of the two (2) parcels.

Upon motion by Commissioner Myers to approve the Application of Todd Carter to re-zone certain property from its current designation of (SU-1) Special Use District to (R-1) Residential Estate District, seconded by Commissioner Brown, with all voting "aye," the Application of Todd Carter to re-zone certain property from its current designation of (SU-1) Special Use District to (R-1) Residential Estate District was approved.

There next came on for consideration the Application of S&C Farms, LLC for a Conditional Use for a Mining Operation. The subject property is located at on Highway 51 and Branscomb Road, and is in Supervisor District 5. Jeff Cox of S&C Farms, LLC appeared as the Applicant, along with Gloria Tatum who works Mr. Cox on mining permits. Mr. Cox advised that he had purchased the property in order that his other company, Birdsong Construction, would be operating the mining operation. Mr. Cox advised that the long term goal of the project would be to expand two lakes, add two more lakes, and then sell the property in large parcels for residential home sites. Mr. Cox advised that he has agreed to maintain the gravel county road that runs through the property. Mr. Cox advised that all of the traffic exiting and entering the property would come out on Highway 51 and head south to Highway 16, so there would be no damage to county-maintained roads. Mr. Cox advised that it would be at least six (6) months before they got through MDEQ permitting approval. Mr. Cox advised that he had met with neighbors and addressed their concerns, and that the operation would be done in phases over the next several years. Mr. Cox further advised that he had agreed to a non-disturbance buffer on the Highway 51 frontage. Mr. Cox further advised that he would follow the County guidelines of daylight hauling only, no Sunday hauling, and any other regulations.

Upon motion by Commissioner Brown to approve the Application of S&C Farms, LLC for a Conditional Use for a Mining Operation, seconded by Commissioner Myers, with all voting "aye," the Application of S&C Farms, LLC for a Conditional Use for a Mining Operation was approved.

There next came on for consideration the Application of Brandon Keel to re-zone certain property from its current designation of (R-1) Residential Estate District to (R-1A) Single Family Residential District. The subject property is on North Old Canton Road, and is in Supervisor

District 5. Mr. Keel appeared as the Applicant, along with his real estate agent, Andrew White, and Mr. Keel advised that he is seeking the re-zoning in order to develop the property as a residential development. Mr. Keel advised that the parcel subject to his application is +/-26 acres and is part of a larger parcel that has previously been re-zoned. Mr. Keel approached and presented the Commission with a letter from J. Shelton Bounds and a preliminary lot layout, both of which are attached hereto as **Exhibits "A,"** and **"B."** Attorney Clark notified the Applicant that he had attached a section of the Ordinance that is R-1B, but clarified that his request is for R-1A. Applicant confirmed. In response to question from Commissioner McCarty, Attorney Clark advised that the minimum lot size in R-1A is 30,500 sf. In response to question from Commissioner McCarty, the Applicant advised that the minimum home size on these lots would be 2,700-3,000 sf. In response to further question from Commissioner McCarty, Mr. Keel advised that the preliminary lot layout showed two (2) entrances/exits for the proposed neighborhood, and that both are on Old Canton Road. In response to further question from Commissioner McCarty, Mr. Keel advised that the 10 acre buffer zone from the 2016 re-zoning of the subject parcel was an agreement between the developer and Denson Farms Subdivision, and that the sizes of the proposed houses at that time were 1500-1700 sf, which is much less than those in Denson Farms, and that the buffer zone was a means to protect the property values of the residents of Denson Farms. Mr. Keel advised that he was of the opinion that the proposed homes on the subject property would be more like those in Denson Farms. In response to question from Commissioner McCarty, Attorney Clark advised that the rear setbacks on R-1A lots is 25' and that the rear setbacks on R-1 is 50'. Attorney Clark further advised that the 2016 re-zoning with the buffer zone effectively created R-1 sized lots in an R-1A subdivision.

Daniel Harris appeared in opposition and argued that there had been no soil testing, hydrology reports, or traffic studies conducted on the subject property, and that with the number and size of lots proposed, there is not enough surface area for water to drain off, and that water would come into Denson Farms. Mr. Harris also expressed concern over deposits of heavy clay deposits in the area, and that no testing had been done on the subject property.

Mike Ward appeared in opposition and expressed the same concerns as Mr. Harris. Mr. Ward further argued that he moved to the area because he liked the larger parcels in the area. Mr. Ward agreed that he knew there would be change coming to the area, but he did not want change that would effect his way of life, traffic congestion, or children's ability to get a good education in our schools. Mr. Ward further argued that the Applicant had not shown any substantial change which is required by law, and that the preamble to the Ordinance states that the purpose is to prevent high density and congestion. Mr. Ward argued that the proposed subdivision would create more traffic and more crowding in our schools.

John Wilkey appeared in opposition and echoed the arguments of Mr. Harris and Mr. Ward. Mr. Wilkey argued that all of the surrounding properties are estate size lots, and that it is a lifestyle.

Mike Armstrong appeared in opposition and advised that the proposed development is directly behind his property. Mr. Armstrong argued that there is currently no access road to the property, and that there is an issue with the high tension powerlines and right of way that run across the property. Mr. Armstrong further advised that the watershed from the subject property drains

through his yard and that he has been keeping that open and draining since 1991, and that if an access road is placed off of Old Canton Road, there will likely be a need to cut down all of the trees on his property line and would harm the aesthetic of his property.

Jim Crews, Esq. appeared on behalf of Dr. Scott Simpson, a resident of Denson Farms. Mr. Crews echoed the concerns of those in opposition. Mr. Crews further argued that there is no demonstrated change in the character of the neighborhood to support re-zoning. Mr. Crews also directed the Commission to the preamble of the Ordinance which states that zoning regulations shall, among other things, be designed to lessen congestion in the streets, prevent overcrowding of land, and to avoid the undue concentration of population. Mr. Crews asked the Commission to be mindful of these matters, and deny the application.

Andrew White appeared on behalf of the Applicant and advised that he did consult with two (2) professionals in regard to the watershed issue and that the purposed of the R-1A proposal was to alleviate the coming request for more, smaller lots, and more homes. Mr. White argued that there is a need for inventory of \$700-800k homes in this area. Mr. White advised that he completely understood the watershed issue and that it would be addressed so as not to be a problem for surrounding residents.

David Stallings appeared in opposition and reminded the Commission that they were opposing a nearby development in court. Mr. Stallings also advised that he chose to live where he lives in order that he would not be looking directly into another house, and asked the Commission to deny the application.

Further discussion was had regarding a potential 25' no-cut buffer and additional comments regarding watershed, traffic, and the number of rooftops.

Upon motion by Commissioner Brown to table the Application of Brandon Keel to re-zone certain property from its current designation of (R-1) Residential Estate District to (R-1A) Single Family Residential District, seconded by Commissioner Myers with all voting "aye," the motion to table the Application of Brandon Keel to re-zone certain property from its current designation of (R-1) Residential Estate District to (R-1A) Single Family Residential District was approved.

There next came on for consideration the Application of Brandon Keel to remove 2 acre restrictions on R-1A zoning. Upon motion by Commissioner Myers to table the Application of Brandon Keel to remove 2 acre restrictions on R-1A zoning, seconded by Commissioner Brown with all voting "aye," the motion to table the Application of Brandon Keel to remove 2 acre restrictions on R-1A zoning was approved.

There next came on for consideration, the Application of McMillon Road, LLC, to Re-Zone certain property from its current designation of (R-1) Residential Estate District to (R-1B) Moderate Density Residential District. The subject property is located on McMillon Road, and is in Supervisor District 2. This matter is being taken up after being tabled at the May meeting of the Planning & Zoning Commission.

Blake Cress appeared as the Applicant along with Neill Bryant, Esq. Mr. Cress advised that he had previously stipulated that he would leave a 25' no-cut buffer along the subject property

that adjoins Hathaway Lake provided that Hathaway Lake HOA would take title to, and maintain the buffer. However, Mr. Cress advised that Hathaway Lake has no functioning HOA, so there is no one that could even accept the buffer. As such, Mr. Cress advised that he would place the buffer on the subject property and had increased it to 40' and read into the record a proposal sent to the residents. Such email is attached hereto as **Exhibit "C."** Mr. Cress advised that he had sent such proposal to the residents of Brisco Street, but that there was no appetite or agreement for same.

Mr. Bryant appeared and asked the Commission if there were any questions from the Commission as to the previous presentation in May.

Tim Anzenberger appeared in opposition and reiterated their previous formal protest submitted at the May meeting. Mr. Anzenberger addressed the proposed buffer and advised that a 40' buffer is a non-starter. Mr. Anzenberger presented a photograph from his back porch looking at the subject property line depicting a deer stand that is approximately 80' feet from his house and argued that a 40' buffer essentially does nothing to alleviate the opposition's concerns. Such photograph is attached hereto as **Exhibit "D."** Mr. Anzenberger advised that the tree line on the subject property does not even begin until more than 40' past their property line. Mr. Anzenberger further argued that the houses on Brisco sit up above the subject property, and that they would be looking directly into the rear of proposed houses on the subject property. Mr. Anzenberger further argued that the "cosmetic concerns" do nothing to alleviate the traffic, overcrowding of schools, and change in the character of the neighborhood in the subject area as being (A-1) Agricultural District and (R-1) Residential Estate District. Mr. Anzenberger further addressed the previous argument that the subject property is going to be developed regardless, and argued that any development would have to be R-1, and that there is a huge difference between an R-1 development and a R-1B development behind their homes. Mr. Anzenberger argued that this is an extremely relevant point as the Mississippi Supreme Court has stated that zoning is meant to be permanent and that residents can rely that, quoting:

Changes must be made after careful consideration because investments in land and property are significant financial decisions, and the landowner should be able to rely upon the zoning plan to maintain the use and value of his property.

Mr. Anzenberger argued that the residents are relying on the zoning of the subject property being R-1 and staying as such. Mr. Anzenberger stated that if the property is developed, it should be developed as small farms and estates, but not another "cookie cutter" neighborhood directly behind their own development. Mr. Anzenberger further argued that their reliance is also in line with the County's Land Use Plan at Chapter 3, which sets forth the objectives and states that R-1 tracts should remain Residential Estate to serve as the buffer between all of the development that is happening in Gluckstadt and the agricultural land north of Highway 22. Mr. Anzenberger reiterated that the burden is upon the Applicant to show a substantial change in the character of the area to be re-zoned, and a public need for the re-zoning. Mr. Anzenberger argued that there is no public need, and that just this week, Fox News had reported that housing supply rose 16.7% year over year reaching its highest level in five (5) years. He further argued that Business Insider reported that there is \$700 billion of unsold housing stock—the highest dollar amount ever with

inventory at a five (5) year high, and that half of that has been on the market for over 60 days—the highest since 2020. Mr. Anzenberger argued that the national data tracks with that of Madison County and the MLS data from May that Madison County is a buyer's market. Mr. Anzenberger distributed certain data from foxbusiness.com, businessinsider.com, and rocket.com. Such information is attached hereto as **Exhibit "E."** Mr. Anzenberger argued that the data demonstrates that there is no public need for re-zoning, and that there has been no change in the nature of the area around the subject property.

In response to question from Commissioner McCarty, Mr. Anzenberger responded that he believed Hathaway Lake to be zoned as R-1B (Mr. Cress corrected and affirmed that Hathaway Lake is R-2 with a PUD overlay).

Mr. Bryant appeared and argued the point that the developer should go and build on property that is already zoned, and stated that presupposes that such land is for sale. Mr. Bryant further address the opposition's argument of reliance on the property being zoned as R-1 when they bought their homes and that the subject property should remain as such. Mr. Bryant argued that for 15 of the 20 property owners that purchased along Brisco Street, the subject property was zoned as A-1 at the time of purchase, and the Ordinance was amended in November of 2019 where A-1 properties in growth paths was comprehensively zoned as R-1 to deal with legislation that counties and municipalities could not regulate activities on agricultural properties. Mr. Bryant also confirmed that there is no minimum buffer on residential subdivisions, but that this is something his client was willing to do, but that would actually cost him money, and that since the opposition was not interested in any such buffer, the Applicant would like that property to be included in the proposed development for use.

Upon question from Commissioner McCarty, Administrator Weeks advised that when Hathaway Lake was re-zoned, it was from A-1 to R-2 with a PUD, and Mr. Bryant added that Mr. Cress was the developer of Hathaway Lake.

Trey Sebrell appeared and reiterated that at the last meeting, Mr. Cress was given opportunity to speak with the Hathaway Lake HOA, but that the Board members had resigned. Mr. Sebrell advised that they are having a meeting soon to elect an HOA. Mr. Sebrell asked that they be given time to elect a Board in place to discuss resolution.

Shay Landry appeared and advised that Mr. Cress was in charge of their HOA, and that an HOA was tasked with enforcing by-laws and ensuring that property values at least remain the same, if not increase. Mr. Landry opined that there was a conflict of interest in Mr. Cress running their HOA while simultaneously building an adjacent neighborhood that, in his opinion, would drop their property values. Mr. Landry further opined that a 40' buffer would do nothing to alleviate his concerns. Mr. Landry further advised that there is a bald eagle that he believed may have a nest on the subject property, and that federal law prohibits disturbing any bald eagle nest.

Mr. Sebrell appeared and advised that he had federal wildlife officials to visit the subject property in the coming week, and Mr. Bryant argued that the Commission is not bound by the fact that the federal government may or may not take action to prohibit development on the property as that action has not taken place yet.

Upon question from Commissioner Myers, Attorney Clark advised that the only matter before the Commission is the re-zoning, and that has no bearing on the Applicant's ability to move dirt or remove trees as that is a separate permitting issue.

Mr. Anzenberger reappeared and advised that there had been no evidence of change in character of the neighborhood or public need, and Mr. Bryant retorted that the Applicant reiterated the evidence that they presented in the May meeting.

Commissioner McCarty opined that the re-zoning request maintains the existing character of the neighborhood, and, in fact, upgrades it on lot size. Commissioner McCarty opined that the growth path of Madison County is in the direction of the subject property. Commissioner McCarty stated that she had looked at MLS data to see what was for sale on new construction and found that there are only 55 houses for sale in that area west of I-55 ranging from 1725 to 4205 sq. ft. and the median cost is \$511,000.00, and the median size is 2400 sq. ft. Commissioner McCarty stated that the County has a lot of industrial development and jobs coming, so she would not be convinced that there is no need for housing.

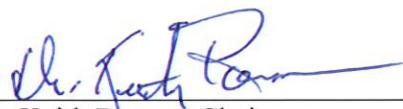
For these reasons, Commissioner McCarty made motion that the Application of McMillon Road, LLC, to Re-Zone certain property from its current designation of (R-1) Residential Estate District to (R-1B) Moderate Density Residential District with the proposed 40' buffer adjacent to Hathaway Lake, seconded by Commissioner Myers, with all voting "aye," the motion to approve the Application of McMillon Road, LLC, to Re-Zone certain property from its current designation of (R-1) Residential Estate District to (R-1B) Moderate Density Residential District with the proposed 40' buffer passed.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Brown to close the public hearing, seconded by Commissioner Myers, with all voting "aye," the public hearing was so closed.

There next came on for discussion, the setting of the July 2025 meeting. June 10, 2025, was suggested. Upon motion by Commissioner Brown, seconded by Chairman Rouser, with all voting "aye," the motion to set the July 2025 meeting for July 10, 2025, was approved.

With there being no further business, the June 12, 2025, meeting of the Madison County Planning and Zoning Commission was adjourned.

7-10-25
Date


Dr. Keith Rouser, Chairman

Mark S. Bounds Realty Partners, Inc.

Superior service, honest advice, project success - since 1986

To whom it may concern:

In reference to lot & home prices regarding new development within the Gluckstadt/Madison area & school districts, it is my opinion that the ranges discussed below are fair and representative of current market values and demand for this product. Absorption appears to be good/high, especially for single-family residential new construction on this size lot and home. The new parkway extension of Green Oak Lane to Reunion Parkway will allow for more sufficient flow, and a s/d of this size would make for an extremely valuable option for potential buyers in the area. The style & quality of proposed construction is typically 100% owner-occupied.

Typical 1/3 acre to 2 acre lots in the market area range from \$75,000 to \$200,000 per the attached list, and depending on size & location, all of which are in line with the standard and current market for vacant residential lots in the Madison County market & homes ranging in size from 2,700sf to 3,300sf.

Home sales for new construction in these price ranges range from around \$182/ft. and reach as high as \$296/ft. with an average of \$233/sf & typically trend upward as phases begin to fill up, new homes become available, and others are absorbed. Some homes are custom builds, and some homes are sold before framing is complete. The current data suggest an average sale price of almost \$690,000 and a range of \$556k to \$905k for homes built during or after 2023 and ranging in size from 2,700sf to 3,300sf. This information applies to the Gluckstadt & Madison markets, which would be the typical buyer segment for the proposed development. The average list price of a new(er) to brand new 4 bed / 3 bath home averaging 2,900sf is \$711,000 or \$243/sf based on the data provided herein.

It is my opinion that homes ranging from \$675,000 to \$825,000 will target a large buyer segment at this time in the Jackson Metro (specifically Madison) and that is what appears to be the intent of the developer. It would also be my opinion, as history tends to show, that as the first few houses are absorbed, lot values and home prices will slowly trend upward to account for the lack of inventory and high demand. The location of this proposed development, the school district, the quality of life & amenities in the local market, and the vast addition of higher-paying jobs & management positions in the Madison & Canton areas have been a large reason for the need for new construction in the market area.

Sincerely,



J. Shelton Bounds

Certified Residential Appraiser, RA-841 /Real Estate Salesperson, S-47152

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Residential CMA

Listings as of 06/11/25 at 1:38 PM

Property type Residential; Status of 'Active', 'Active New Construction', 'Closed', 'Pending', 'Contingency - Right of First Refusal'; City of 'Glucksburg', 'Madison'; Approx H/V SqFt between 2700 and 3300; Year Built between 2023 and 2025; Contract Date/Pending Date between '06/11/2024' and '06/11/2025'; Closing Date between '06/11/2024' and '06/11/2025'; (Selected Listings Only)

Active Properties

#	MLS #	Prop Type	Address	City	Subdivision	Yr Bn	Beds	Full Bth	Half Bth	Approx H/V SqFt	List Price	List Price/SqFt	List Date	DOM	COOM
1	4093318	Residential	123 Camden Ridge	Madison	Lake Carolina	2025	5	4	0	2,650	\$583,000	\$220.51	12/05/2024	130	130
2	4092582	Residential	304 Lola Court	Madison	Westlake	2024	4	3	0	2,708	\$634,000	\$234.45	09/26/2024	168	168
3	4105178	Residential	133 Genoa Drive	Madison	Fortanella	2024	4	4	0	3,024	\$635,000	\$209.99	03/03/2025	97	97
4	4110287	Residential	102 Water Street	Madison	Lost Rabbit	2024	4	2	1	2,851	\$639,000	\$224.45	04/16/2025	56	241
5	4090515	Residential	202 Lola Court	Madison	Westlake	2024	4	3	0	2,777	\$649,000	\$233.03	08/04/2024	254	254
6	4111403	Residential	228 Wrights Mill Drive	Madison	Wright's Mill	2024	4	3	1	3,008	\$650,000	\$216.00	04/26/2025	11	11
7	4093099	Residential	138 Genoa Drive	Madison	Fortanella	2024	4	3	1	3,100	\$660,000	\$213.06	10/02/2024	228	228
8	4097261	Residential	208 Harona Bay Circle	Madison	Lake Carolina	2025	3	2	1	2,720	\$679,000	\$249.98	11/20/2024	26	26
9	4091277	Residential	120 Harona Bay Circle	Madison	Lake Carolina	2024	4	3	0	2,815	\$747,000	\$265.36	10/16/2024	238	238
10	4090350	Residential	120 Harona Bay Circle	Madison	Lake Carolina	2024	4	3	1	3,014	\$765,000	\$253.80	08/23/2024	291	291
11	4093879	Residential	103 Charleston Cove	Madison	Lake Carolina	2024	4	3	1	3,141	\$779,000	\$248.01	08/22/2024	310	310
12	4113594	Residential	184 Harbor View Drive	Madison	Shores At Lake Carolina	2025	4	3	1	3,180	\$780,000	\$245.00	05/20/2025	22	22
13	4111234	Residential	119 Commonwealth Drive	Madison	Arlington at Colony Park	2025	3	3	1	2,700	\$799,000	\$296.29	01/25/2025	47	47
14	4090765	Residential	104 Commonwealth Drive	Madison	Arlington at Colony Park	2025	3	3	1	2,658	\$845,000	\$317.91	12/01/2024	159	159
15	4095125	Residential	311 Felicity Street	Madison	The Village at Madison	2025	3	3	0	2,664	\$850,000	\$319.07	10/25/2024	223	223
						Avg	3.8	3	0.6	2,918	\$711,420	\$243.41		154.47	168.8
						Min	3	2	0	2,700	\$563,000	\$208.51		11	11
						Max	5	4	1	3,141	\$850,000	\$270.79		310	310
						Med	4	3	1	2,900	\$679,000	\$234.01		159	168

Total # of Listings: 15

Pending Properties

#	MLS #	Prop Type	Address	City	Subdivision	Yr Bn	Beds	Full Bth	Half Bth	Approx H/V SqFt	List Price	List Price/SqFt	List Date	DOM	COOM
1	4093954	Residential	121 Camden Ridge	Madison	Lake Carolina	2024	4	3	0	2,767	\$511,000	\$184.67	06/26/2024	337	337
2	4092105	Residential	113 Katherine Lane	Madison	Lake Carolina	2024	4	3	1	2,978	\$712,000	\$239.09	09/22/2024	244	244
3	4100665	Residential	700 Ivywood Court	Madison	Westlake	2024	4	3	1	3,099	\$748,000	\$241.50	01/10/2025	139	139
4	4076414	Residential	201 Westlake Circle	Madison	Westlake	2024	4	3	0	3,213	\$765,000	\$238.32	04/12/2024	255	257
						Avg	4	3	0.5	3,014.25	\$698,975	\$230.23		243.75	244.25
						Min	4	3	0	2,767	\$511,000	\$184.67		139	139
						Max	4	3	1	3,213	\$765,000	\$238.32		337	337
						Med	4	3	0.5	3,038.6	\$730,950	\$240.54		249.6	250.6

Total # of Listings: 4

Closed Properties

#	MLS #	Prop Type	Address	City	Subdivision	Yr Bn	Beds	Full Bth	Half Bth	Approx H/V SqFt	List Price	Closed Price	Closed Price/SqFt	Concessions	Closed Date	DOM	COOM
1	4093178	Residential	105 Verano Circle	Madison	Fortanella	2023	4	3	1	3,032	\$575,000	\$558,000	\$184.00	8,000	08/14/2024	154	154
2	4093265	Residential	214 Lake Ridge Drive	Madison	Lake Carolina	2023	4	3	0	2,900	\$583,200	\$558,000	\$192.41	2,000	01/17/2025	22	22
3	4093272	Residential	107 Water Street	Madison	Lost Rabbit	2024	3	2	1	2,813	\$599,000	\$600,915	\$213.62	0	03/11/2025	134	134
4	4093736	Residential	101 Water Street	Madison	Lost Rabbit	2024	4	3	0	2,813	\$619,500	\$640,000	\$227.82	8,000	01/10/2025	311	311
5	4092643	Residential	111 W Florida Boulevard	Madison	Lost Rabbit	2024	3	3	0	3,017	\$648,000	\$645,000	\$213.79	0	12/10/2024	68	68
6	4090514	Residential	203 Westlake Circle	Madison	Westlake	2024	4	3	0	2,812	\$650,000	\$650,500	\$231.67	1,500	04/11/2025	164	164
7	4092579	Residential	205 Westlake Circle	Madison	Westlake	2024	4	3	0	2,814	\$667,000	\$665,000	\$236.63	2,000	03/03/2025	101	101
8	4093882	Residential	118 Harona Bay Circle	Madison	Lake Carolina	2023	5	3	0	3,091	\$680,000	\$680,000	\$220.00	20,000	08/06/2025	144	144
9	4071169	Residential	108 Harona Bay Circle	Madison	Lake Carolina	2021	4	3	0	2,810	\$689,000	\$689,900	\$245.92	0	10/15/2024	132	132
10	4091068	Residential	208 Harona Bay Circle	Madison	Lake Carolina	2023	4	3	1	3,075	\$695,500	\$695,500	\$226.18	0	07/15/2024	324	324
11	4078493	Residential	202 Lake Ridge Drive	Madison	Lake Carolina	2024	5	3	0	2,808	\$666,000	\$666,000	\$237.16	0	07/24/2024	43	43
12	4081415	Residential	400 Whittington Circle	Madison	Whittington	2024	4	4	1	2,900	\$740,000	\$718,575	\$247.78	0	11/26/2024	142	142
13	4076412	Residential	188 W Westlake Circle	Madison	Westlake	2024	4	3	0	3,121	\$765,000	\$760,000	\$243.51	1,000	04/25/2025	250	250
14	4093197	Residential	107 Commonwealth Drive	Madison	Arlington at Colony Park	2024	4	4	1	3,003	\$825,000	\$825,000	\$274.73	0	05/21/2025	255	255
15	4092709	Residential	114 Pottery Street	Madison	The Village at Madison	2023	3	3	1	3,052	\$914,600	\$904,600	\$296.38	2,500	02/14/2025	47	139
						Avg	3.93	3.07	0.4	2,950.27	\$691,337.03	\$668,830	\$226.84	2,666.87		153.87	161.4
						Min	3	2	0	2,800	\$563,220	\$558,000	\$192.10	0		22	22
						Max	5	4	1	3,121	\$914,600	\$904,600	\$296.38	20,000		311	311
						Med	4	3	0	2,900	\$690,000	\$680,000	\$233.83	1,000		142	144

Total # of Listings: 15

Property Type Count: 34
Averages: Sqft: 2,918 \$/Sqft: 237.20 DOM/COOM: 165/174 Original List Price: 709,445 List Price: 700,893 Closing Price: 688,830

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.
Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and TRS. Prepared by Shanon S. Bonds on Wednesday, June 11, 2025 1:38 PM.

Land CMA

Listings as of 06/11/25 at 1:32 PM

Property type Land; Status of 'Active', 'Closed', 'Pending', 'Contingency', 'Right of First Refusal'; Current Price of 75000 and 200000; City of 'Guckstadt', 'Madison'; Approx Lot Size Acres between 0 and 2; Closing Date between 06/11/2024 and 06/11/2035; Contract Date/Pending Date between 06/11/2024 and 06/11/2035. (Selected Listings Only)

Active Properties

#	MLS #	Prop Type	Address	City	County	Subdivision	Acres	List Price	List Price/Acre	List Date	DOM	CODM
1	4102874	Land	0 Dover Lane	Madison	Madison	Cady Ridge	1.05	\$75,000	\$71,428.57	02/04/2025	127	127
2	4090301	Land	102 Harbor View Drive	Madison	Madison		0.29	\$79,000	\$272,413.79	09/04/2024	260	260
3	4105555	Land	192 Harbor View Drive	Madison	Madison	Lake Caroline	0.9	\$79,500	\$88,222.22	07/16/2025	47	47
4	4103545	Land	Lot 68 Venice Way	Madison	Madison	Fortanella	0.3	\$83,000	\$276,666.67	02/12/2025	119	119
5	4101013	Land	111 Bristol Court	Madison	Madison	Annandale Estates	0.82	\$80,000	\$100,000.00	01/15/2025	137	137
6	4035582	Land	Whittington Lot 41 Circle	Madison	Madison	Whittington	0.35	\$85,000	\$242,857.14	12/21/2022	593	593
7	4050235	Land	Whittington Lot 42 Circle	Madison	Madison	Whittington	0.35	\$85,000	\$242,857.14	11/08/2024	215	215
8	4005772	Land	11 Natchez Drive	Madison	Madison	Lost Rabbit	0.15	\$87,000	\$580,000.00	11/02/2024	181	181
9	4104531	Land	3 Provence Boulevard	Madison	Madison	Provence Of Annandale	0.58	\$92,500	\$159,482.76	07/23/2025	105	105
10	4104634	Land	1 Provence Boulevard	Madison	Madison	Provence Of Annandale	0.44	\$92,500	\$210,227.27	07/23/2025	100	100
11	4102181	Land	0 Katherine Lane	Madison	Madison		0.31	\$95,000	\$306,451.61	01/28/2025	134	134
12	4102189	Land	0 Katherine Lane	Madison	Madison		0.02	\$95,000	\$4,760,000.00	01/28/2025	134	134
13	4103572	Land	328 Perovse Lot 127 Place	Madison	Madison	Whittington	0.35	\$95,000	\$271,428.57	12/05/2022	591	591
14	4035574	Land	332 Perovse Lot 125 Place	Madison	Madison	Whittington	0.35	\$95,000	\$271,428.57	12/05/2022	591	591
15	1375504	Land	105 N Canal Road	Madison	Madison	Lost Rabbit	0.2	\$99,000	\$495,000.00	11/08/2019	1659	1659
16	4109314	Land	Colterbrook Circle Circle	Madison	Madison		0.7	\$100,000	\$142,857.14	04/10/2025	62	62
17	4055500	Land	0 Alexandria Circle	Madison	Madison	Arlington at Colony Park	0.15	\$108,000	\$720,000.00	02/16/2023	702	702
18	4045790	Land	1 Harris Lane	Madison	Madison		0.5	\$123,000	\$246,000.00	04/29/2023	778	778
19	4109331	Land	11 Florida Lot 47 Boulevard	Madison	Madison	Lost Rabbit	0.17	\$125,000	\$735,294.12	09/17/2025	65	65
20	4112557	Land	Felcity Street	Madison	Madison		0.1	\$125,000	\$1,250,000.00	05/07/2025	35	35
21	4060787	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.18	\$127,000	\$705,555.56	04/18/2024	702	702
22	4053535	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.17	\$127,000	\$747,058.82	01/20/2023	692	692
23	4053564	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.17	\$129,000	\$758,823.53	07/29/2023	692	692
24	4053568	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.17	\$129,000	\$758,823.53	07/29/2023	692	692
25	4050795	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.19	\$129,500	\$681,578.95	06/18/2023	702	702
26	4050794	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.2	\$133,000	\$665,000.00	06/18/2023	702	702
27	4050798	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.2	\$134,000	\$670,000.00	06/18/2023	681	681
28	4112578	Land	Charlotte Drive	Madison	Madison		0.14	\$135,000	\$964,285.71	05/07/2025	35	35
29	4112566	Land	0 Charlotte Drive	Madison	Madison		0.14	\$135,000	\$964,285.71	05/07/2025	35	35
30	4112501	Land	0 Charlotte Drive	Madison	Madison		0.14	\$135,000	\$964,285.71	05/07/2025	35	35
31	4083905	Land	Saint Augustine Drive	Madison	Madison	Woodbury Park	1.71	\$139,000	\$81,286.55	02/11/2024	378	378
32	4107707	Land	137 W Starbuck Boulevard	Madison	Madison	Lost Rabbit	0.26	\$147,000	\$565,384.62	02/14/2025	79	79
33	4112560	Land	Hemlock Street	Madison	Madison		0.17	\$148,000	\$869,411.76	05/10/2025	35	35
34	4082818	Land	338 Lake Village Drive	Madison	Madison	Reunion	0.35	\$148,000	\$422,857.14	02/15/2021	358	358
35	4082821	Land	334 Lake Village Drive	Madison	Madison	Reunion	0.35	\$148,000	\$422,857.14	02/15/2021	358	358
36	4052882	Land	200 Harbor View Drive	Madison	Madison	Stones At Lake Caroline	0.48	\$180,000	\$375,000.00	12/10/2023	528	528
37	4089191	Land	102 Harbor Landing Landing	Madison	Madison	Lake Caroline	0.44	\$189,000	\$429,545.45	08/21/2024	294	294
38	4101495	Land	131 Stone Lake Drive	Madison	Madison	Stone Lake	0.5	\$179,000	\$358,000.00	01/09/2025	142	142
39	4052755	Land	110 Dismerville Lane	Madison	Madison	Lost Rabbit	0.4	\$185,000	\$462,500.00	07/15/2023	677	677
40	4014277	Land	Caroline Pointe Lot 1409 Boulevard	Madison	Madison	Lake Caroline	0.35	\$185,000	\$528,571.43	04/11/2022	1157	1157
41	4107700	Land	2151 Harpers Way	Madison	Madison	Lake Caroline	0.81	\$189,000	\$233,333.33	03/27/2025	79	79
42	4078365	Land	Z-68 Reunion	Madison	Madison	Reunion	0.78	\$190,000	\$243,589.74	05/01/2024	493	493
43	4083132	Land	314 La Vig Drive	Madison	Madison	Reunion	0.49	\$190,000	\$387,755.1	06/19/2024	357	357
44	4100775	Land	11 Natchez Drive	Madison	Madison	Lost Rabbit	0.2	\$195,000	\$975,000.00	03/14/2025	69	69
45	4014275	Land	Caroline Pointe Lot 1405 Boulevard	Madison	Madison	Lake Caroline	0.35	\$198,000	\$565,714.29	04/11/2022	1157	1157
46	4104859	Land	S Canal Drive	Madison	Madison	Lost Rabbit	0.31	\$200,000	\$645,161.29	02/25/2025	105	105

Total # of Listings: 46

Avg	0.33	\$129,876.00	\$578,652.64	412.54	420.48
Min	0.02	\$75,000	\$1,428.57	35	35
Max	1.71	\$200,000	\$1,750,000	1,659	1,659
Med	0.33	\$129,000	\$414,285.71	247	237

Closed Properties

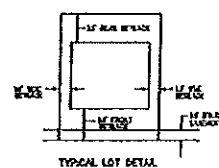
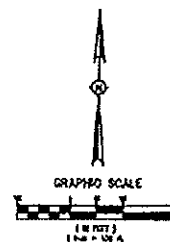
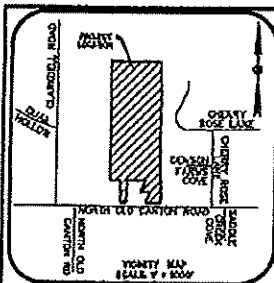
#	MLS #	Prop Type	Address	City	County	Subdivision	Acres	List Price	Closed Price	Closed Price/Acre	Concessions	Closed Date	DOM	CODM
1	4084036	Land	273 Stout Road	Guckstadt	Madison	The Shores at Stout Farms	2	\$92,500	\$84,000	\$42,000.00	0	12/06/2024	66	66
2	4033792	Land	184 Harbor View Drive	Madison	Madison	The Shores	0.6	\$95,000	\$75,000	\$125,000.00	0	09/25/2024	640	640
3	4030112	Land	Lot 120 Gannon Drive	Madison	Madison	Fortanella	0.33	\$75,500	\$75,500	\$228,787.88	0	05/06/2025	779	779
4	4030119	Land	Lot 117 Gannon Drive	Madison	Madison	Fortanella	0.37	\$75,500	\$75,500	\$204,054.05	0	11/12/2024	642	642
5	4035544	Land	Whittington Lot 52 Circle	Madison	Madison	Whittington	0.35	\$80,000	\$77,500	\$221,428.57	0	07/29/2024	635	635
6	4035586	Land	Whittington Lot 53 Circle	Madison	Madison	Whittington	0.35	\$80,000	\$77,500	\$221,428.57	0	07/29/2024	635	635
7	4035590	Land	Whittington Lot 55 Circle	Madison	Madison	Whittington	0.35	\$80,000	\$77,500	\$221,428.57	0	07/29/2024	635	635
8	4052141	Land	Whittington Circle	Madison	Madison	Whittington	0.35	\$95,000	\$85,000	\$242,857.14	0	08/28/2024	415	415
9	4035573	Land	330 Perovse Lot 126 Place	Madison	Madison	Whittington	0.35	\$95,000	\$85,000	\$242,857.14	0	11/25/2024	637	637
10	4060071	Land	Oakdale Trail	Madison	Madison	Shenandoah	0.67	\$95,000	\$85,000	\$126,358.21	500	10/30/2024	155	155
11	4054686	Land	418 Whittington Circle	Madison	Madison	Whittington	0.5	\$95,000	\$95,000	\$190,000.00	500	07/11/2024	197	197
12	4065094	Land	102 S Carol Street	Madison	Madison	Lost Rabbit	0.26	\$123,000	\$105,000	\$403,846.15	0	09/30/2024	210	210
13	4053977	Land	0 Commonwealth Drive	Madison	Madison	Arlington at Colony Park	0.17	\$117,000	\$118,000	\$687,352.84	3,000	10/01/2024	426	426
14	4083346	Land	104 Phyllis Street	Madison	Madison	The Village at Madison	0.15	\$130,000	\$130,000	\$866,666.67	0	12/18/2024	181	181
15	4083000	Land	102 Phyllis Street	Madison	Madison	The Village at Madison	0.15	\$130,000	\$130,000	\$866,666.67	0	12/18/2024	178	178
16	4055031	Land	285 Ashcroft Circle	Madison	Madison	Whittington	0.6	\$154,500	\$138,500	\$230,833.33	0	08/01/2024	223	223
17	4108760	Land	X Dover Lane	Madison	Madison	Marys And Boudry	2	\$150,000	\$145,000	\$72,500.00	0	05/07/2025	4	4
18	1323060	Land	Lot 611 Natchez Drive	Madison	Madison	Lost Rabbit	0.33	\$150,000	\$115,000	\$439,393.94	1,000	07/17/2024	1764	1764
19	4066309	Land	200 Ashcroft Circle	Madison	Madison	Whittington	1.15	\$178,000	\$160,000	\$144,144.14	0	09/10/2024	219	219
20	4055555	Land	Caroline Pointe Boulevard	Madison	Madison	Lake Caroline	0.5	\$180,000	\$165,000	\$330,000.00	0	07/16/2024	179	179
21	4092122	Land	338 Lake Village Drive	Madison	Madison	Reunion	0.73	\$199,500	\$173,000	\$239,726.03	0	02/15/2025	42	42
22	4087727	Land	Lot 1413 Caroline Pointe Boulevard	Madison	Madison	Lake Caroline	0.23	\$195,000	\$165,000	\$714,000.00	0	09/24/2024	14	14
23	4024843	Land	000 Lake Village Drive	Madison	Madison	Reunion	0.74	\$207,000	\$200,000	\$270,270.27	0	04/07/2025	132	132
24	4081370	Land	221 Ashcroft Circle	Madison	Madison	Whittington	0.83	\$230,000	\$200,000	\$240,563.26	0	07/12/2024	2	2

Total # of Listings: 24

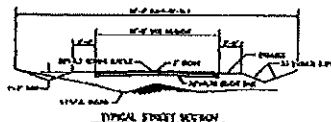
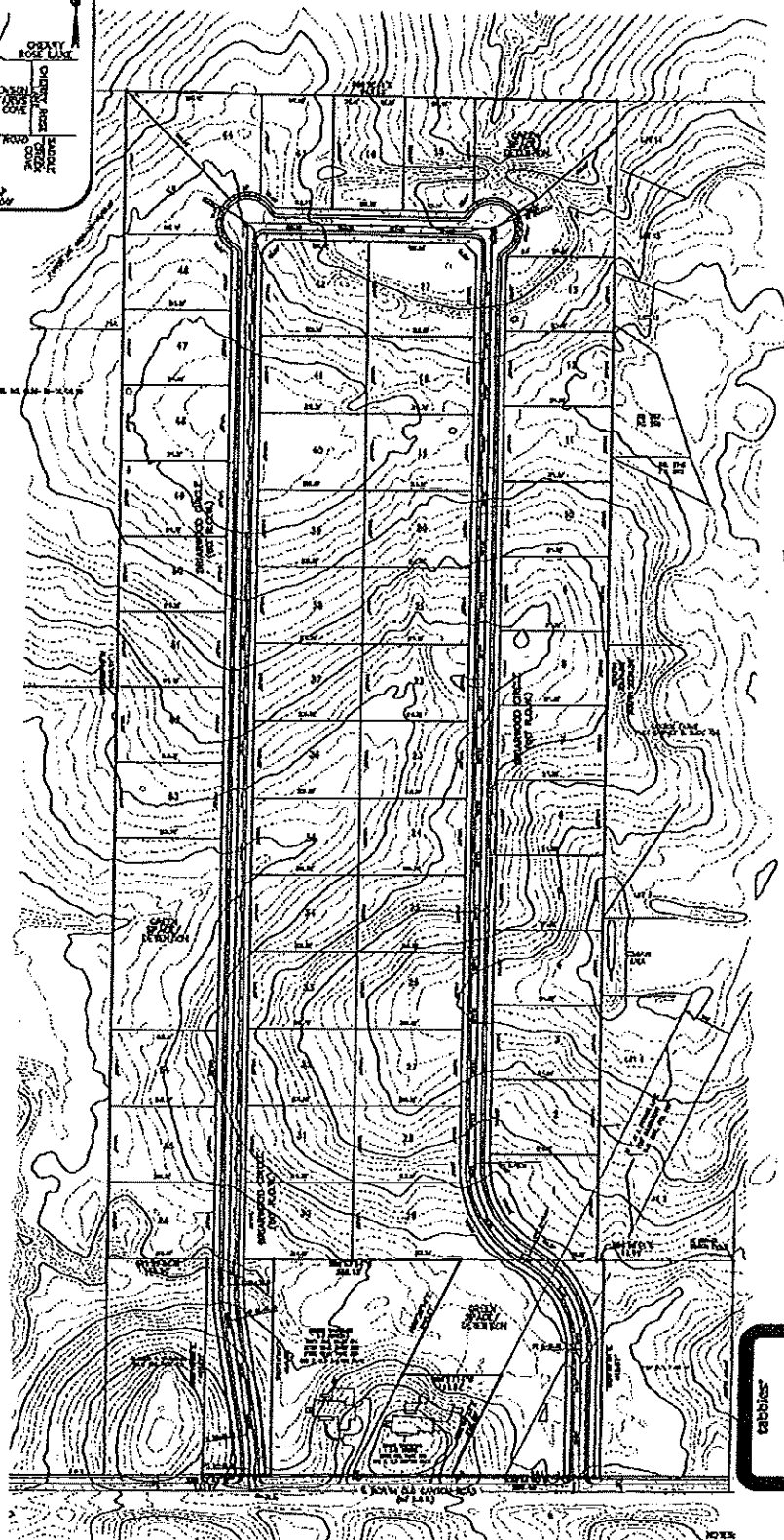
Avg	0.50	\$129,191.67	\$120,604.17	\$314,458.28	208.33	369.71	369.71
Min	0.15	\$75,500	\$75,000	\$44,000	0	4	4
Max	2	\$230,000	\$200,000	\$866,666.67	3,000	1,764	1,764
Med	0.38	\$121,000	\$110,500	\$234,258.93	0	216.5	216.5

Property Type Count 70 Averages Acres: 0.46 \$/Acre: 458,071.71 DOM/CODM: 350/403 Original List Price: 132,401 List Price: 129,641 Closing Price: 120,604

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.
Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and CMA. Prepared by Shelton S. Bonds on Wednesday, June 11, 2025 1:32 PM.



100' x 100' x 100' x 100'



DEVELOPER
BRIARWOOD DEVELOPERS, L.L.C.
311 GARDNER AVE.
MADISON, MISSISSIPPI 39110

- NOTES:
1. ALL LOT LINES SHALL BE PLACED BY THE SURVEYOR.
 2. ALL LOT LINES SHALL BE PLACED BY THE SURVEYOR.
 3. ALL LOT LINES SHALL BE PLACED BY THE SURVEYOR.
 4. ALL LOT LINES SHALL BE PLACED BY THE SURVEYOR.
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 9. ALL LOT LINES SHALL BE PLACED BY THE SURVEYOR.
 10. ALL LOT LINES SHALL BE PLACED BY THE SURVEYOR.

H O LANG AND ASSOCIATES, INC.
POST OFFICE BOX 10000
JACKSON, MISSISSIPPI 39208
601-352-4200

PROJECT
PRELIMINARY PLAT
BRIARWOOD

PREPARED BY THE SURVEYOR
DATE: 11/1/11
BY: [Signature]

DATE	REVISION	BY
11/1/11	1	DLH
11/1/11	2	DLH
11/1/11	3	DLH
11/1/11	4	DLH
11/1/11	5	DLH
11/1/11	6	DLH
11/1/11	7	DLH
11/1/11	8	DLH
11/1/11	9	DLH
11/1/11	10	DLH

DRAWN BY: DLH
DATE: 11/1/11
SCALE: 1" = 200'
BOOK: [Blank]
PAGE: 20-048

Blake Cress

From: Blake Cress
Sent: Wednesday, June 4, 2025 1:36 PM
To: hardysimmons@gmail.com; mrhodusjr@gmail.com; joelymusgrove@gmail.com;
randy_tuggle@hotmail.com; thomas.fears@gmail.com; tracyruger@bellsouth.net;
rblythe@mbcb.org; campelleahk@gmail.com
Cc: tanzenberger@gmail.com; lenitaknight@bellsouth.net; reggieknight480@gmail.com;
diannebelton@gmail.com; jhodesjones@gmail.com; mondeb26@bellsouth.net;
sebrelltrey@hotmail.com; lccook1020@gmail.com; tccook68@gmail.com; rhawk30
@gmail.com; pearorchardtan@gmail.com; mkmallette@yahoo.com; davidanthony02
@gmail.com; garth_m@bellsouth.net; tedelewis@bellsouth.net; hunterbeasley88
@yahoo.com; Leeannehandler13@gmail.com; jrn2225@yahoo.com; kateneal17
@aol.com
Subject: McMillon Road proposed Development Buffer

Dear Brisco Street Residents,

As most of you know I am in the process of trying to develop a 60 acre tract of land North of Hatheway Lake. In the previous planning and zoning meeting I mentioned the possibility of a buffer between Hatheway and the proposed development. I have been able to determine that I can create a 40 foot buffer on the boundary between Hatheway and the proposed development. I would also be able to place the buffer inside the proposed development which would eliminate the need for Hatheway Lake Association to accept and/or maintain this area. I have no idea if anyone in this email chain is interested in this possibility but I wanted to give each of you an opportunity to consider it and welcome each of you to reach out to me if you would like to discuss this possibility. Feel free to call me at the number below or email me with your contact information and I will be happy to reach out to you.

Sincerely,

J. Blake Cress
Cress Development, President
661 Sunnybrook Road, Suite 120 (39157)
P.O. Box 1260 (39158) | RIDGELAND, MS
Phone (601) 499-4318 | Fax (601) 853-4748
blake@cresscre.com | www.cresscre.com



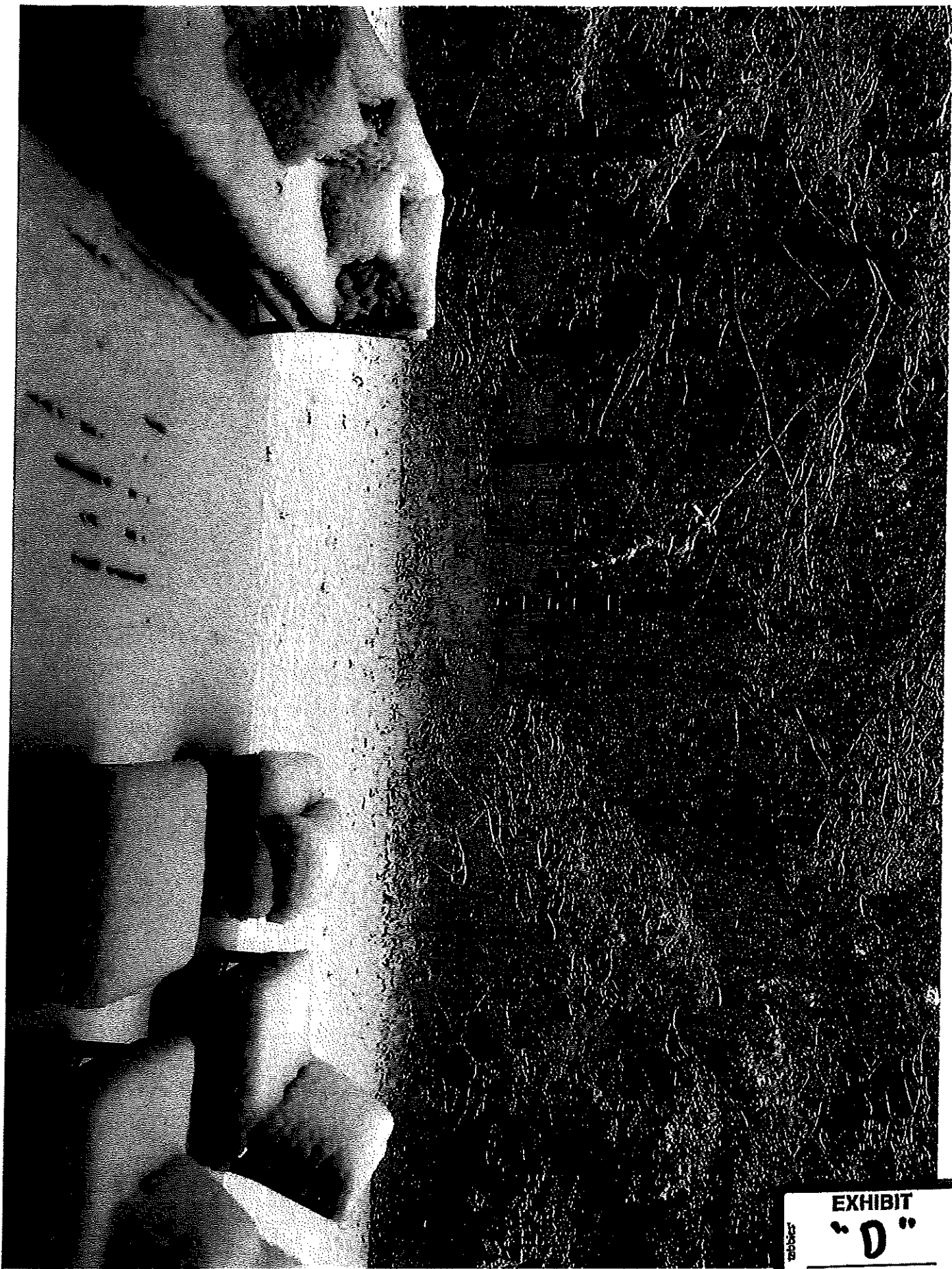
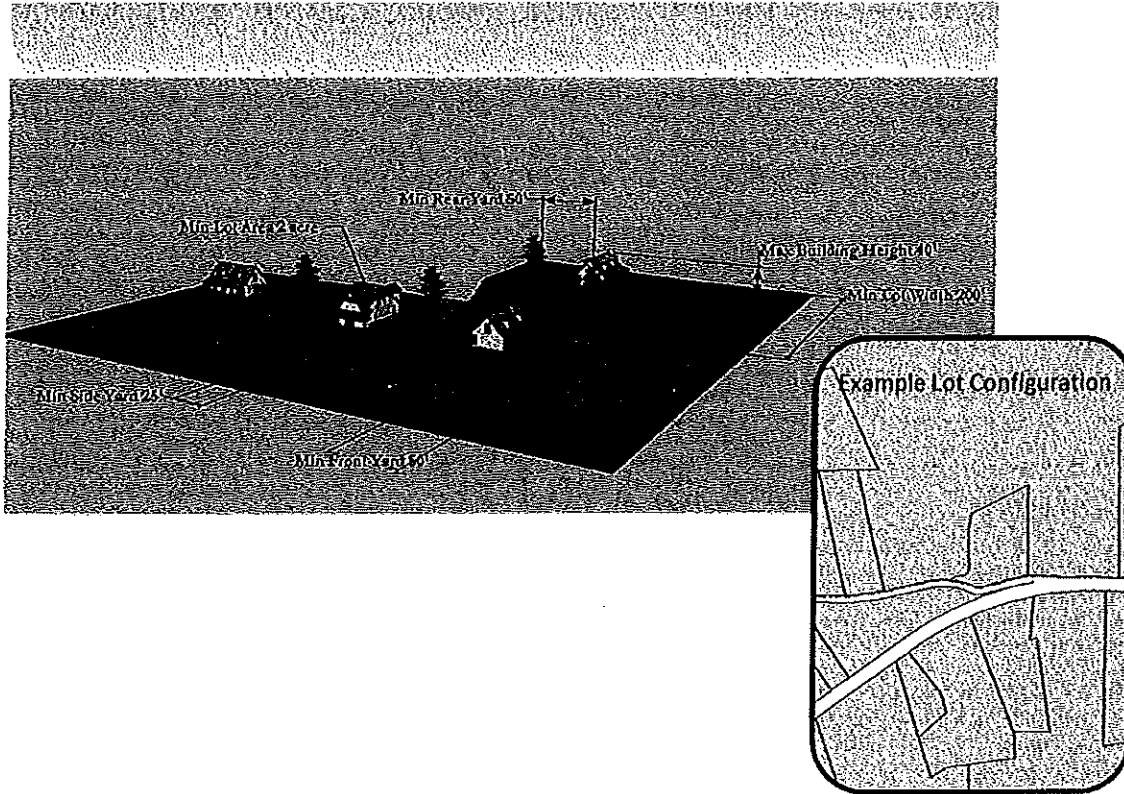


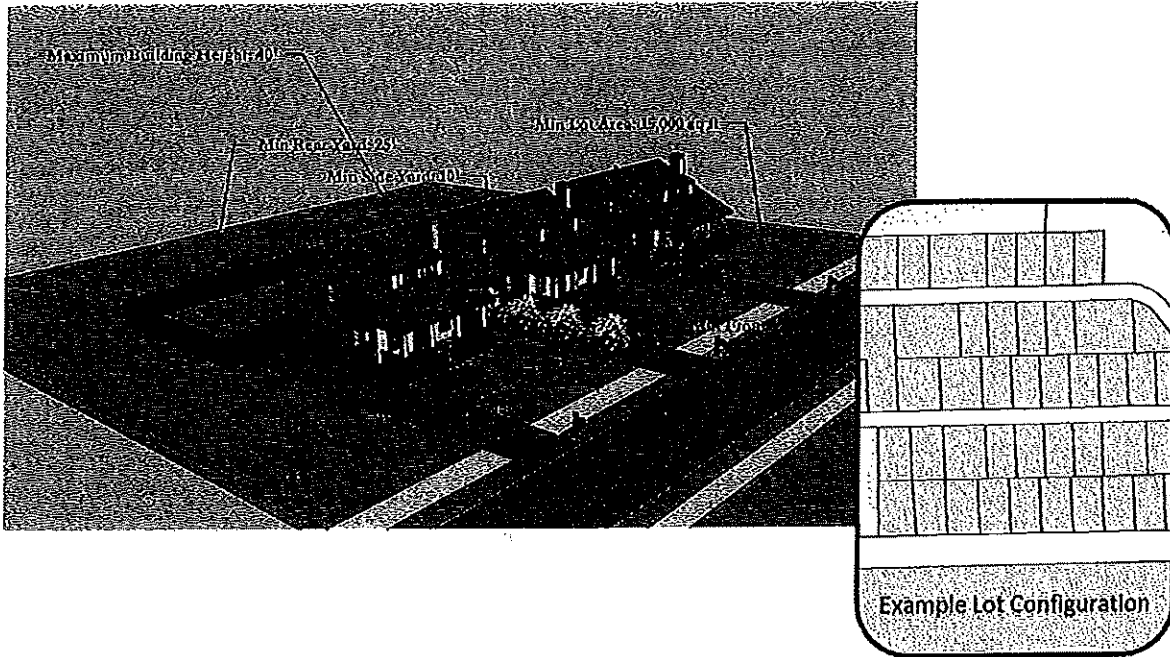
EXHIBIT
"D"

ARTICLE X: RESIDENTIAL ESTATE DISTRICT (R-1)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Dwelling		Public/Quasi-Public Facilities	
Accessory Buildings		Child Care Center	
Horticulture		Inns/Bed and Breakfast	
Livestock		Mining	
Manufactured Homes with Hardship		Factory Built Dwellings	
Home Occupations			
Dimensional Requirements:			
Maximum Building Height:	40 feet	Minimum Yards:	
Minimum Lot Area:	2 acres	Front Yard:	50 feet
Minimum Lot Width:	200 feet	Side Yard:	25 feet
Maximum Bulldable Area:	15%	Rear Yard:	50 feet

ARTICLE XII: MODERATE DENSITY RESIDENTIAL DISTRICT (R-1B)



Example of Land Uses Permitted Outright:		Select Conditional Use:	
Single-Family Dwelling		Public/Quasi-Public Facilities	
Accessory Buildings		Child Care Center	
Subdivision Common Space		Horticulture without On-Site Sale of Product	
Home Occupatons			
Dimensional Requirements:			
Maximum Building Height:	40 feet	Minlimum Yards:	
Minimum Lot Area:	15,000 sf	Front Yard:	30 feet
Minimum Lot Width:	85 feet	Side Yard:	10 feet
		Rear Yard:	25 feet

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REAL ESTATE Published June 9, 2025 7:00am EDT

Home sellers face harsh new reality as listings hit record \$698B value

Housing inventory at 5-year high as sellers face pressure to lower prices



By Daniella Genovese | FOXBusiness

US real estate market is about to see a shift, expert says

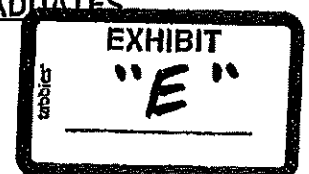
The U.S. real estate market is about to see a shift in the coming months, according to an industry expert.

U.S. home listing prices hit an all-time high, signaling a potential shift toward a buyers' market, according to industry experts.

In total, the value of homes in the U.S. rose 20.3% from a year ago, reaching a record \$698 billion, according to a recent report from the real estate firm Redfin. The increase was driven by a combination of growing inventory, slowing demand and rising home-sale prices.

With the number of sellers outpacing buyers, Redfin chief economist Daryl Fairweather told FOX Business that the market is poised to shift over the next couple of months.

THESE CITIES ARE PRIME AREAS TO RENT FOR RECENT COLLEGE GRADUATES



"All these homes are listed for really high prices, which is why they are sitting on the market. But buyers can't afford at these high prices, which is why they're backing off of the market," Fairweather said, adding that mortgage rates, insurance costs and property taxes are high. "Buyers just aren't biting at these prices."

The value of homes in the U.S. rose 20.3% from a year ago, reaching a record \$698 billion, according to a recent report from the real estate firm Redfin. (Justin Sullivan/Getty Images / Getty Images)

Fairweather noted that there are better options in the rental market too.

As a result, homes sitting on the market will need to be marked down in price, and any new homes that are listed are going to need to be priced more conservatively in order to get an offer, Fairweather said. Otherwise, sellers will have to delist or keep their homes on the sidelines.

"It's been a while since these people bought homes. A lot has changed. The economy is changing. So I think more homeowners are going to have to bite the bullet and lower their prices," she said.

Noel Roberts, founder of real estate firm Pending, which specializes in off-market transactions, told FOX Business that the "game is changing" for sellers as inventory continues to get more robust.

LOOKING TO PURCHASE A HOME AND LIVE IN THESE AREAS? THEY REQUIRE THE HIGHEST INCOME

The number of homes on the market nationwide rose 16.7% year over year in April, reaching its highest level in five years, in large part because the mortgage rate lock-in effect has been easing and homeowners are trying to cash out amid the economic uncertainty, according to Redfin. Homes are also sitting on the market nearly a week longer than a year ago. There's also a growing share of inventory that's been on the market for more than two months, according to the real estate firm.

A home for sale sign in front of a house in Huntington Beach, California. (Allen J. Schaben / Los Angeles Times via Getty Images / Getty Images)

"Sellers can no longer rely on scarcity to do the heavy lifting. As inventory builds, sellers will need to run smarter, more strategic playbooks," Roberts said. This includes pricing realistically as well as upgrading presentation and targeting the right buyers early.

Meanwhile, it provides an opportunity for buyers who have more room to negotiate, according to Roberts.

"In some submarkets, this may be the first real opportunity in years to secure a home with favorable terms. You're no longer chasing homes in bidding wars — you're evaluating inventory with leverage," he said.

He likened the current environment to being "less about doom and more about discipline," noting that sellers who adapt to the environment will sell homes and buyers who stay active are more likely to find good value.

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The reason there is a disconnect between what sellers are expecting and what buyers are willing to pay is because some homeowners are locked into relatively cheap mortgages. As a result, many don't feel like it's worth it to sell unless they can get a significant price that would justify giving up the low rate, Fairweather said. As of February, 82.8% of homeowners with mortgages had an interest rate below 6%. The average rate on a 30-year fixed mortgage is currently 6.85%, according to Freddie Mac.

However, the lock-in effect has started to ease as Americans are becoming accustomed to elevated rates and many need to move, Redfin reported.

Sellers will still get a decent value for their homes too, given that the market isn't collapsing, according to Fairweather. She projects many sellers who need to move are

going to feel pressured to lower their price to get the sale done.

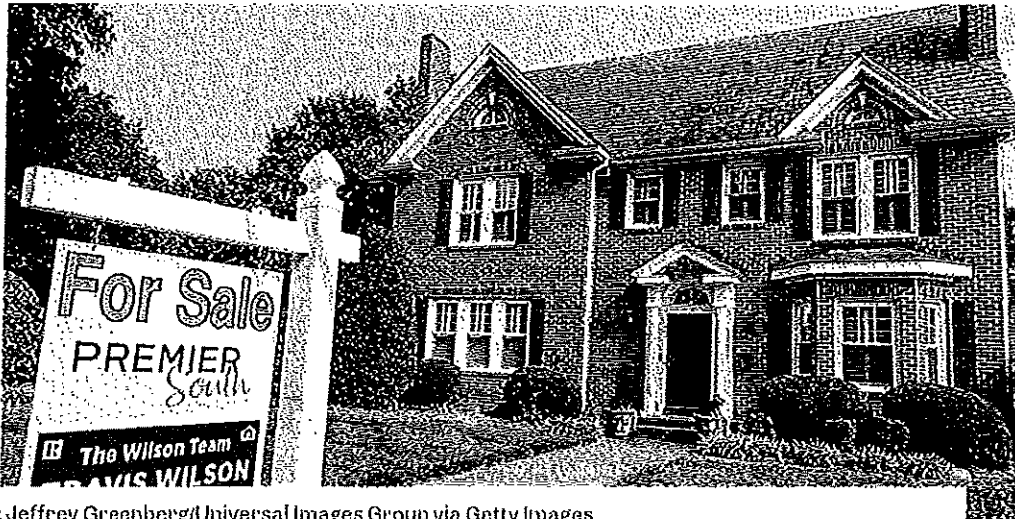
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REAL ESTATE

There's a record \$700 billion of homes for sale in the US. Here's why the market is still frozen.

By Max Adams



Jeffrey Greenberg/Universal Images Group via Getty Images

Jun 9, 2025, 10:07 AM CT

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- The aggregate value of homes for sale in the US has climbed to \$700 billion, an all-time high.
- Despite the flood of inventory, buyers haven't been lured to the market in 2025.
- This year was supposed to see a burst of buying activity, but macro uncertainty has kept the market frozen.

2025 was supposed to be a better year for the US housing market. But midway through, it's still stuck in low gear.

After the worst year for home sales since 1995, there are scant few signs of life in the market. Even a record amount of unsold inventory hasn't lured buyers in.

According to Redfin data released this month, sellers in the US are sitting on \$700 billion of unsold housing stock, the highest dollar amount ever. Going by the number of homes for sale across the country, inventory is at a five-year high. Also, 44% of listings — or about \$331 billion worth of homes for sale — have been on the market for over 60 days, the highest share since 2020.

So, where are all the homebuyers?

Rates and prices aren't budging

It's not the usual order of events. Often, with a deluge of inventory, prices edge down, but they're still creeping higher. In April, Redfin said prices rose 1.4% nationally even as the number of homes for sale jumped almost 17%.

"House hunters are only buying if they absolutely have to, and even serious buyers are backing out of contracts more than they used to," a Redfin real estate agent in Denver said.

Apart from prices, the other factor is mortgage rates. They're still too high for most buyers to stomach. The 30-year mortgage, which is tied to the 10-year Treasury yield, has barely budged this year. It's hovering just below 7%, and top forecasters expect the rate to end this year only slightly lower.

Goldman Sachs analysts last week said they see the rate on the most popular home loan dipping to 6.75% by year-end, from 6.9% currently.

After analysts initially predicted rates to cool this year as inflation ebbed and the Federal Reserve loosened monetary policy, forecasts have jumped again.

That's because the uncertain impact of Donald Trump's tariff policy has led to a repricing in the bond market and scrambled predictions for the Fed to cut rates. Markets now see the first cut of 2025 coming in September, according to the CME FedWatch Tool.

Economic anxiety

A gap between the "soft" and "hard" data points has been a big theme this year, with weak consumer sentiment and inflation expectations at odds with the backward-looking data that the Fed uses to inform policy.

The general feeling of anxiety stemming from things like tariffs, the path of inflation, and the overall economy is fueling the weak demand in the US housing market.

"In an instance like today, where markets are simply volatile, but not necessarily declining, that pure uncertainty also has a dampening effect on the housing market," Redfin's head of economic research, Chen Zhao, wrote in a separate report last month.

Zhao continued: "First, bond market volatility directly increases the difference between 30-year mortgage rates and 10-year treasury yields, pushing mortgage rates up."

Consumers and investors will get key updates on inflation and sentiment this week. May inflation data is due out on Wednesday, while the latest consumer sentiment reading will be published on Friday.



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Madison County Housing Market Report

May 2025 - Madison County, Mississippi



Housing Prices in Madison County, MS

How much do homes in Madison County, MS cost?

Median List Price



\$376,266

\$179/SqFt

+\$31,752 +9.2%

Based on all homes listed in the last 12 months



Insight

The list price of homes in Madison County has increased by 9.2% since last year.

Summary: The median home list price in Madison County was \$376,266 in May 2025, up 9.2% from the previous year, and the median price per square foot was \$179.

Median List Price By Counties



City	Change YoY
Yazoo County	+17.2%
Hinds County	+13.2%



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City	Change YoY
Rankin County	+3.6% ↗
Scott County	-7.9% ↘

Median List Price By Bedrooms ⓘ

Beds	May 2024	May 2025	Change YoY
1	\$334.9K	\$365K	+9.0% ↗
2	\$240K	\$241.2K	0.5% ↗
3	\$292.7K	\$305K	+4.2% ↗
4	\$431.1K	\$460.9K	+6.9% ↗
5	\$696K	\$789K	+13.4% ↗

Summary: Madison County housing price by bedroom type for May 2025, compared to the previous year. The home price for 1 bedroom homes increased by +9.0%. The home price for 2 bedroom homes increased by 0.5%. The home price for 3 bedroom homes increased by +4.2%. The home price for 4 bedroom homes increased by +6.9%. The home price for 5 bedroom homes increased by +13.4%.

How does Madison County, MS compare with other places?

Market comparison tool

Add location to compare to Madison Co...

What would you like to compare?

Median Sold Price

Home Type

All Homes

Bedrooms

Any Beds

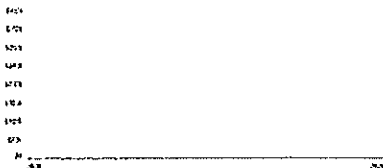
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Data and numbers shown are subject to change and may vary based

Madison County, MS

\$—

May 2025



6M

1Y

2Y

Housing supply in Madison County, MS

How many homes are available in Madison County, MS?

Number of Homes For Sale

ⓘ

678

Last Month
May 2025

627

2 months ago
Apr 2025

+8.1 % ↗

Change MoM
Apr - May

Susmary: The Madison County real estate market had 678 homes for sale in May 2025, a 81 % increase compared to Apr 2025.

Homes For Sale By Bedroom Count ⓘ

Beds	Apr 2025	May 2025	Change MoM
1	0	1	+100.0% ↗

Let's chat

Beds	Apr 2025	May 2025	Change MoM
3	244	273	+11.9% ↗
4	272	281	+3.3% ↗
5	86	99	+15.1% ↗

Summary: Madison County housing inventory by bedroom type for May 2025, compared to the previous month. The inventory for 1 bedroom homes increased by +100.0%. The inventory for 2 bedroom homes decreased by -4.0%. The inventory for 3 bedroom homes increased by +11.9%. The inventory for 4 bedroom homes increased by +3.3%. The inventory for 5 bedroom homes increased by +15.1%.

Days on Market for Madison County, MS

How long does it take to sell a home in Madison County, MS?

Average Listing Age ⓘ

106 Days

This Year
May 2025

136 Days -21.6 % ↘

1 year ago
May 2024 Change YoY
May 2024 - May 2025

Summary: Homes in Madison County had an average listing age of 106 days in May 2025, down by 21.6% compared to the previous year.



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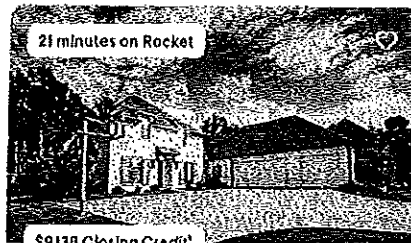


Get a customizable mortgage solution based on today's rates.

Newest Listings in Madison County, MS

What homes are available in Madison County, MS?

[See More Listings](#)



\$9,138 Closing Credit*

\$769,500

5 beds • 4.5 baths • 3,764 sqft

220 S Woodcreek Rd. Madison, MS 39110

#4118037 Steve O Houck, Listing office, Real Estate Partners



Nearby markets

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Rankin County, MS

Hinds County, MS

Scott County, MS

Leake County, MS

Attala County, MS

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Popular Cities with Homes for Sale in Mississippi

Homes for sale in Biloxi, MS

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Homes for sale in Byram, MS

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Homes for sale in Diamondhead, MS

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