

APPLICATION FOR REZONING

Name and Address of Applicant:

Brandon Keel

237 Grayhawk Dr. Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
03/31/2025	R1 and R1A	See (Exhibit A)	082G-35 - 003/02.01 082G-35 - 002/00.00	X	See (Exhibit B)

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

The 2 parcels listed above are zoned both R1 and R1A. My intent is to re-zone both parcels in their entirety to R1A. Also, parcel 082G-35 -003/02.01 has a "2 acre buffer zone" that I want to eliminate.

Respectfully Submitted

Brandon Keel

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 35
TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

_____Brandon Keel_____

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Brandon Keel, 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 35 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 R1 District to a R1A District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 52.5 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: Majority of the property is already zoned R1A.

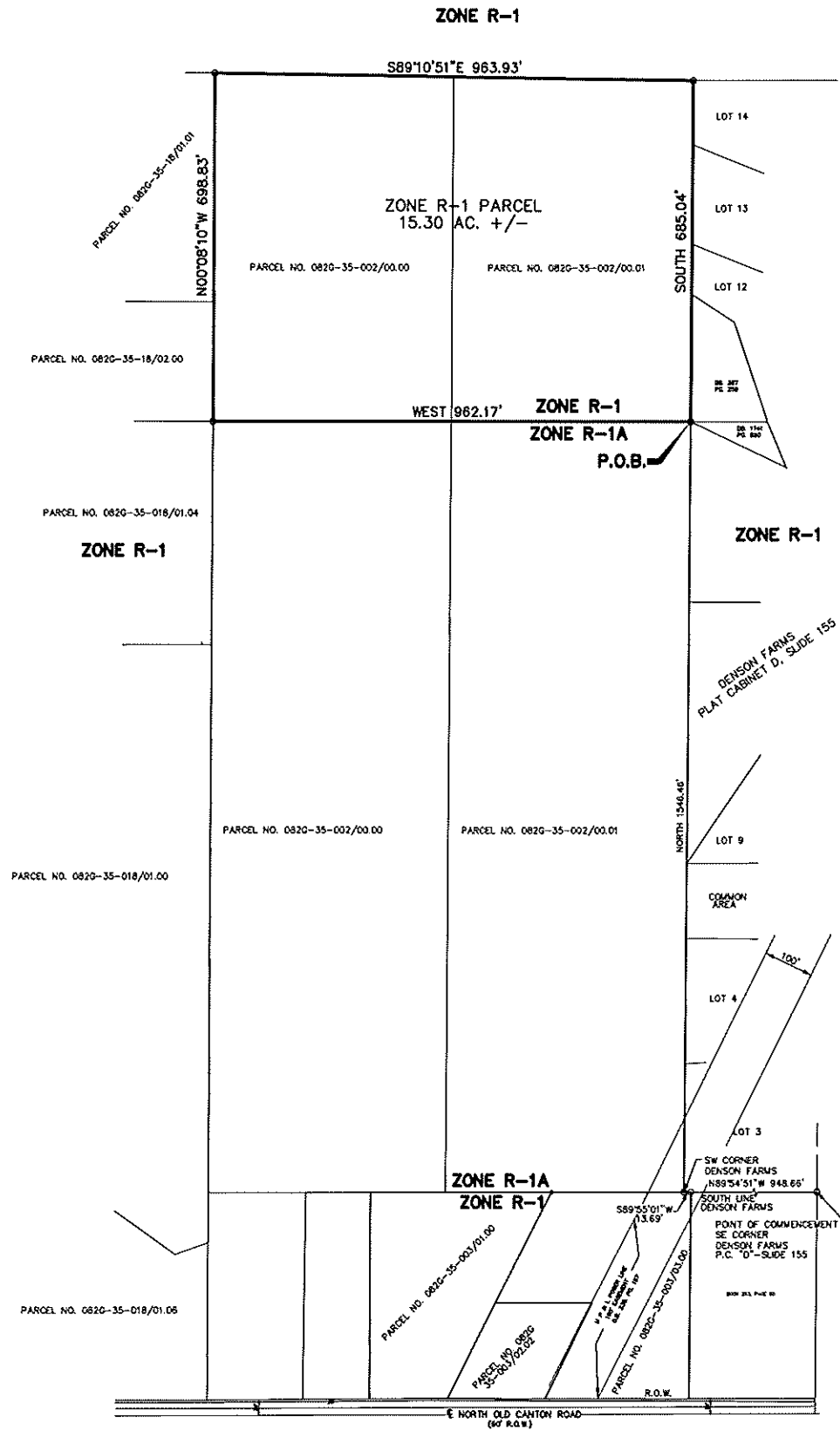
SEE EXHIBIT B

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 R1A zoning, and reclassifying this property from its present R1 District classification to a R1A District.

Respectfully submitted, this the 31st day of March , 2025.



Petitioner



SHEET 3 OF 3

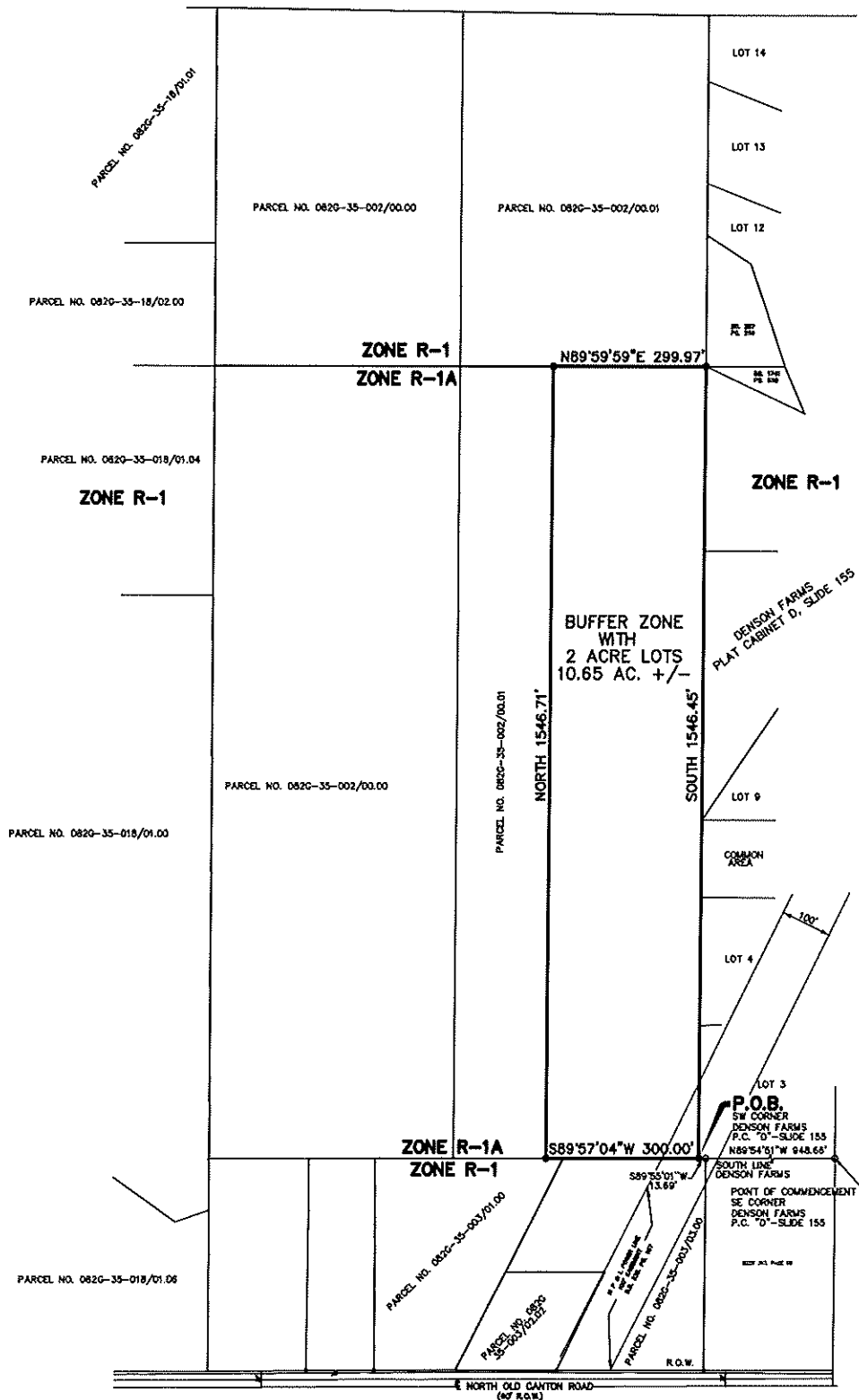
H D LANG AND ASSOCIATES, INC.
POST OFFICE BOX 18085
JACKSON, MISSISSIPPI 39208
601-352-4886

CLIENT
**ZONING EXHIBIT
FOR
BRANDON KEEL**

LOCATION
SITUATED IN THE SW 1/4
SECTION 35, T 8 N, R 2 E
MADISON COUNTY, MISSISSIPPI

DRAWN BY: D.L.M.
DATE: 4-14-25
SCALE: 1" = 200'
BOOK: PAGE:
PROJECT NO.: 25-045

ZONE R-1



SHEET 2 OF 3

H D LANG AND ASSOCIATES, INC.
POST OFFICE BOX 19095 JACKSON, MISSISSIPPI 39238
601-352-4886

CLIENT
ZONING EXHIBIT
FOR
BRANDON KEEL

LOCATION
SITUATED IN THE SW 1/4
SECTION 35, T 8 N, R 2 E
MADISON COUNTY, MISSISSIPPI

DRAWN BY: DLM
DATE: 4-14-25
SCALE: 1" = 200'
BOOK: PAGE:
PROJECT NO.: 25-045

Thereafter, and at the request of Purchase Clerk Hardy Crunk, Ms. Jones did offer and Mr. Steen did second a motion to approve and award the ground maintenance contract to Rotolo for all county facilities referenced in Exhibit M, and authorize the Board President to execute same. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said contract was and is hereby approved and awarded to Rotolo and the Board President was and is hereby directed.

SO ORDERED this the 2nd day of May, 2016.

***In re: Discussion to Hire Administrative Assistant -
Planning & Zoning***

At the request of Zoning Administrator Scott Weeks, Mr. Griffin did offer and Mr. Steen did second a motion to approve hiring an Administrative Assistant for Mr. Weeks in the Planning & Zoning office. Prior to call of the motion, Mr. Steen did offer a substitute motion and Ms. Jones did second to table said matter until the next meeting. The vote on the substitute motion being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said request was and is hereby tabled.

SO ORDERED this the 2nd day of May, 2016.

***In re: Approval of Petition to Rezone -
Charlie and Perry Waggener***

At the request and recommendation of Zoning Administrator Scott Weeks, Ms. Jones did offer and Mr. Steen did second a motion to approve the petition submitted by Charlie and Perry Waggener to rezone certain property consisting of one (1) acre or greater lots and being situated in Section 35, T8N, R2E from R-1 District to R-1A District, a true and correct copy of that certain deed restriction and the Planning & Zoning "draft" minutes referencing same may be found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said Petition was and is hereby approved.

SO ORDERED this the 2nd day of May, 2016.

President's Initials: _____

Date Signed: _____

For Searching Reference Only: Page 4 of 12 (5/2/16)

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 14th DAY OF APRIL, 2016 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 14th day of April, 2016 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Don Drane
Larry Miller
Rev. Henry Brown
Dr. Bill Howard

Scott Weeks, Planning and Zoning Administrator

Absent: Walter McKay

The meeting was opened with prayer by Rev. Brown, and those present participated in pledging allegiance to our flag.

There first came on for consideration the minutes of the March 10, 2016 meeting of the Commission. Upon motion by Commissioner Brown to approve the minutes, seconded by Commissioner Drane, with all voting "aye," the motion to approve the March 10, 2016 minutes passed.

There next came on for consideration the site plan of Cedarstone Commercial for a new business located on Aulenbrock Drive. Mr. Daniel Wooldridge, an architect for the project, appeared before the Commission on behalf of the petitioner and stated that the civil engineer was also present. This is an office warehouse space. Questions were solicited from those in attendance. John Shows addressed the Commission and stated that he was representing the Bradshaw Ridge subdivision in opposition to this site plan. He showed the Commission on a Google map exactly where this property is located and stated that the property was surrounded by residential neighborhoods. Crystal Hunt addressed the Commission next and explained that she resides in this neighborhood and she has concerns regarding the buffer between the property and their neighborhood, the waste removal issue because of odor, lighting, hours of operation and she would like to see an overall restriction on the types of businesses allowed in the area. Her concerns were addressed in detail in a memorandum attached hereto as Exhibit "A." The P & Z Commission attorney, Leah Ledford, addressed those in attendance. She explained that this was a site plan and there were limitations under the Madison County ordinances as to what could be restricted. She specifically stated that although those in attendance had always been allowed to address their concerns to the Commission, a public hearing is not required for a site plan. She further stated that the ordinances protected the health, safety and welfare of the residents when considering a site plan, but things such as types of businesses and hours of operation were not

restrictions that could be imposed when considering this type of site plan under the law. Mr. Shows addressed the Commission again and explained that residents had signed an online petition regarding their objection to this matter. Upon Motion by Commissioner Howard to table the site plan pending discussions between the petitioners and those in opposition, seconded by Commissioner Brown, with all voting "aye," the motion to table the site plan passed.

There next came on for consideration the site plan of Whisper Ridge for a new Manufactured Home Park located on Sugar Hill St in Canton, MS. This land is currently zoned MHP (Manufactured Home Park Residential District). James Ellington, owner, appeared on behalf of this site plan. He explained that the land was already zoned for this and this was a site plan for initial approval by the Commission. He explained various things about the site plan to the Commission and that this would be a nice, well maintained development. Commissioner Drane inquired regarding the models of the homes and Mr. Ellington stated that all would be 2015 or newer models. Mr. Weeks, Zoning Administrator, explained that the ordinance required that there be one owner of the entire park and only that owner could rent the homes out to individuals. He further explained there were thorough covenants and those would be strictly adhered to moving forward. Mr. Ellington reiterated that this would be a nice, well maintained area, that it would be gated and that he had discussed with the neighbors and they were in favor of the development. Commissioner Brown explained that this was in his district and he thought it would be a favorable thing for the area. Upon Motion by Commissioner Brown to approve the site plan, seconded by Commissioner Drane, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the petition of Perry and Charlie Waggener to rezone R-1 Residential to R-1A Single Family Residential District. This property is located on Old Canton Rd. near the intersection with Clarkdell Rd. Mr. Charlie Waggener appeared on behalf of Petitioner and explained that they had met with the surrounding homeowners and although there were a few who weren't on board, the majority had come to an agreement. He presented an email and letter from the HOA that are both attached hereto collectively as Exhibit "B." He stated that specifically, those to the North, West and across the street had all been part of this agreement. The letter from the HOA set forth the restrictions regarding their agreement as to a 2 acre buffer between this land and Denson Farms and the square footage minimum. The updated map of the proposal is attached hereto as Exhibit "C." He further explained that there was an issue with the driveway that had not yet been decided but this would be addressed further once a developer came into play. Commissioner Drane asked Waggener to provide evidence of support for his proposal and reminded Waggener that on several previous occasions, at three separate meetings, Waggener had been asked by Drane to come to future meetings with evidence that the neighboring residents had no objections to the lot size changes. Although all Waggener had to support his contention of such community agreement was a letter from someone saying he represented the HOA, there were no objections brought and the only apparent remaining objections, according to those in attendance, regarded the location of an entrance to the proposed development. Commission attorney Ledford stated that any driveway issues would be addressed at the preliminary plat stage and the County Engineer would make the final call on the placement of any entrances and therefore, these weren't issues that should delay a decision at this stage. Commissioner Miller explained that he felt the Petitioner had made reasonable efforts to comply

with the Commission's requests. Questions were solicited from those in attendance and John Wilkie spoke and explained that he is a resident in Denson Farms. He wanted to ensure that all stipulations made between the parties would become part of the rezoning of the property. Bruce Partridge next addressed the Commission and he is also a resident of Denson Farms. He expressed his concern over the potential entrance into this land and the potential for flooding. It was explained that the County Engineer would look at these issues following the preliminary plat stage to ensure these issues were addressed. David Thimes also from Denson Farms and too addressed concerns about the entrance with regard to power lines in the area. Mr. Thimes went on to explain the meeting they had held and that he was not opposed to the rezoning following their agreement, but he wanted to make sure the entrance issue was addressed at the necessary time. Mary Jones also spoke and stated that she was not able to attend the meeting but was opposed to the rezoning even with the 2 acre buffer. Mr. Waggener addressed the Commission and stated that the land was not in a flood plain area. Upon Motion by Commissioner Drane to approve the rezoning, seconded by Commissioner Howard, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the site plan of Burger King to be located at Gluckstadt Road and Dees Way. Paul Ingram, architect, appeared on behalf of Petitioner. He explained that this was tabled at the prior meeting and the concerns that were presented had been addressed as best as possible. They had adjusted the entrance and added more brick but they were unable to change the colors of the building due to BK corporate requirements on the red color. Comments were solicited from those in attendance and Lisa Williams came forward and stated that she was a Gluckstadt resident who lived in Germantown Subdivision. She stated that she had met with Mr. Ingram following the last meeting and she appreciated the changes but she would still like to see more brick on the building. She also stated that she would like to see the sign brought down lower. Tammy Harreld spoke next and stated that she didn't want to leave the prior meeting while it was going so she had missed meeting with Mr. Ingram but that no one had contacted her after the meeting to discuss with her. Mr. Ingram addressed the Commission and stated that their sign met the ordinance requirements and he didn't want to bring it even lower. Commission attorney Leah Ledford confirmed that they had met the requirements for a site plan under the ordinances. Upon Motion by Commissioner Drane to approve the site plan, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of a storage facility located on Aulenbrock Drive. Andy Clark, Esq. appeared on behalf of Petitioner. He explained that they were in the process of trying to work out an agreement with Mr. Shows' clients, the residents of Bradshaw Ridge, and he would like to table the request pending those discussions. Mr. Shows spoke and stated that he didn't think the petition should be presented absent the conditional use for the outdoor parking area being addressed first. He also stated that he objected to the request that had been made for the conditional use because he didn't think it formally met the requirements of an application for a conditional use. Mr. Clark addressed the Commission and explained that they would meet whatever was necessary to comply with the requirements of a conditional use request. Marshall Jackson addressed the Commission next and stated that he lived in Bradshaw Ridge and had been part of an agreement with the property owner and felt like the owner had then gone back on their agreement. Chrystal Hunt addressed the Commission next

and reiterated Mr. Jackson's concerns about the agreement. Lee Lyon, also of Bradshaw Ridge, spoke and stated that his property was directly adjacent to this and he was very concerned about how it would affect his property. Charlene Horrington of Twin Cedars spoke next and stated that her husband was present at the prior meeting and they had been pleased with the meeting they had with the owners and agreement that had been reached on the areas of concern. Upon Motion by Commissioner Howard to table the site plan for further discussion between the owner and surrounding property owners, seconded by Commissioner Brown, with all voting "aye," the motion to table the site plan passed.

There next came on for discussion the payment of attorney fees for March, 2016. Upon Motion by Commissioner Brown, seconded by Commissioner Drane, with all voting "aye," the motion to approve the attorney fees for March, 2016 passed.

There next came on for discussion the setting of the May, 2016 meeting. Due to the Canton Flea Market, it was suggested that the next meeting be on the third Thursday of the month, versus the second Thursday which would interfere with the market. Upon motion by Commissioner Drane, seconded by Commissioner Brown, with all voting "aye," the motion to set the May 2016 meeting for May 19, 2016 passed.

With there being no further business, the April 14, 2016 meeting was adjourned.

5-19-16
Date

Walter M. Ray
(Chairman)

LAM
HB
WPH

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

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

PETITIONER: *Charlie and Perry Waggener*

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now *Charlie & Perry Waggener*, 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 ~~35~~ Township 8 N, Range 2 E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

1. The subject property consists of *34.34* 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:

influx of people building down Clarkdale rd.
SEE EXHIBIT B

1. No mobile homes

2. 3/4 to 1 acre lots.

No conditional uses except for Section 702 (D) provided adequate property for such animals

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 ~~R1-A~~ zoning, and reclassifying this property from its present ~~R1~~ District classification to a ~~R1A~~ District.

Respectfully submitted, this the 12 day of November, 2015.

Charles W. Weyer, Petitioner

MADISON COUNTY PLANNING AND ZONING

Petitions for Rezoning, Special Exceptions, and Variances

All applications for Rezoning, Special Exceptions, and Variances shall contain the following information:

1. Proof of ownership in the form of a recorded deed.
2. If the applicant is not the owner, a legal document authorizing the applicant to submit the petition.
3. Verification of the availability of necessary utilities.
4. A legal description of the subject property, in a digital format *Word Format*
5. A survey of the subject property, with flood hazard areas shown, if necessary.
6. The current and proposed zoning of the subject property. *R-1 current*
7. Specific use of subject property if rezoned. *single family residential*
8. Site plan, if applicable. (See Article 26, Section 2609)
9. Notification to any municipality if within 1 mile.

See Article 4, Section 403 for dimensional requirements for Public/Quasi-Public Facilities

THE INFORMATION LISTED ABOVE SHALL BE FURNISHED BY THE PETITIONER.

ARTICLE VIII

MODERATE DENSITY RESIDENTIAL DISTRICT (R-1B)

SECTION 800 - PURPOSE OF THIS DISTRICT

The purpose of this district is to offer a development option for moderate density residential subdivisions in areas served by public sewer at a net density of approximately 2.17 units per acre.

SECTION 801 - LAND USES PERMITTED

- A. Single-family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Home occupations in compliance with Section 405 of this Ordinance.
- D. Common open space or recreational facilities approved as part of the subdivision approval process, excluding country clubs and the like which shall be regulated as public/quasi public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Madison County Subdivision Regulations.
- E. Horticultural uses (including farming) not involving the sale of produce on the premises.
- F. Public roads and highways, excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.

SECTION 802 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

- A. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.
- C. Public recreational or open space facilities.

- C. Manufactured homes or mobile homes, provided that the persons proposing to place a manufactured/ mobile home in an R-1 district shall demonstrate a genuine hardship to the Planning Commission and Board of Supervisors. A genuine hardship shall only consist of:
 - (a) The need to place a manufactured/ mobile home on a lot as a temporary dwelling while a site-built residence that was destroyed by fire, tornado or other disaster is being rebuilt or repaired.
 - (b) Medical hardship which requires the person to live near a relative in order that the relative can assist in meeting the needs of the person having a medical hardship. A physician's statement confirming such hardship shall accompany the application for a conditional use permit.
- D. Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as "grazing livestock" shall be kept on a tract or lot of one acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of grazing livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or street right of way lines.
- E. Child care facilities.
- F. Public recreational or open space facilities.

SECTION 703 - DIMENSIONAL REQUIREMENTS

703.01 Maximum Building Height: 40 feet or 2 ½ stories.

703.02 Minimum Lot Area: 30,500 square feet.

703.03 Minimum Lot Width: 100 feet.

703.04 Minimum Yards:

- (a) Front yard: 50 feet from the street or road right-of-way line to the building setback line. See Section 401.02 regarding double-frontage and corner lots.
- (b) Side yards: 15 feet.
- (c) Rear yard: 25 feet.

STATE OF MISSISSIPPI
COUNTY OF HINDS
CITY OF JACKSON

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Perry Waggener located at _____, in the _____ County of Madison aforesaid, being further described as follows, to-wit:

Parcel B

A certain parcel of land being situated in the Southwest $\frac{1}{4}$ of Section 35, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing pk nail marking the Southeast corner of the aforesaid Section 35, T8N-R2E and run thence West for a distance of 2,711.82 feet to a point; run thence North for a distance of 445.66 feet to the Southeast corner of Denson Farms, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet D at Slide 155; run thence North 89 degrees 54 minutes 51 seconds West along the South line of said Denson Farms for a distance of 948.66 feet to a existing $\frac{1}{2}$ " iron pin; run thence North 89 degrees 55 minutes 01 seconds West along said South line of Denson Farms for a distance of 13.69 feet to an existing $\frac{1}{2}$ " iron pin marking the Southwest corner thereof; said point also being the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence South 89 degrees 57 minutes 04 seconds West for a distance of 480.37 feet to a set $\frac{1}{2}$ " iron pin; run thence North 00 degrees 04 minutes 06 seconds West for a distance of 1,553.77 feet to a set $\frac{1}{2}$ " iron pin; run thence South 89 degrees 10 minutes 51 seconds East for a distance of 482.27 feet to an existing pipe on the West line of the aforesaid Denson Farms; run thence South along said West line of Denson Farms for a

AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises. see fences as indicated on plat of survey

AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

Witness my signature this 4th day of November, 2015.

H D LANG AND ASSOCIATES, INC.

By: Don F. Garner, PS

distance of 1,546.46 feet to the POINT OF BEGINNING,
containing 17.13 acres, more or less.

STATE OF MISSISSIPPI
COUNTY OF HINDS
CITY OF JACKSON

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Charles K. Waggener located at _____, in the _____ County of Madison aforesaid, being further described as follows, to-wit:

Parcel A

A certain parcel of land being situated in the Southwest ¼ of Section 35, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing pk nail marking the Southeast corner of the aforesaid Section 35, T8N-R2E and run thence West for a distance of 2,711.82 feet to a point; run thence North for a distance of 445.66 feet to the Southeast corner of Denson Farms, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet D at Slide 155; run thence North 89 degrees 54 minutes 51 seconds West along the South line of said Denson Farms for a distance of 948.66 feet to a existing ½" iron pin; run thence North 89 degrees 55 minutes 01 seconds West along said South line of Denson Farms for a distance of 13.69 feet to an existing ½" iron pin marking the Southwest corner thereof; leaving said South line of Denson Farms, run thence South 89 degrees 57 minutes 04 seconds West for a distance of 480.37 feet to a set ½" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence South 89 degrees 57 minutes 04 seconds West for a distance of 478.13 feet to an existing ½" iron pin; run thence North 00 degrees 08 minutes 10 seconds West for a distance of 1,561.04 feet to a set ½" iron pin; run thence South 89 degrees 10 minutes 51 seconds East for a

AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises.

AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

Witness my signature this the 4th day of November, 2015.

H D LANG AND ASSOCIATES, INC.

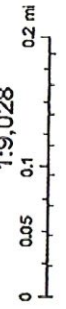
By: Don F. Garner, PS

distance of 480.03 feet to a set 1/2" iron pin; run thence South 00 degrees 04 minutes 06 seconds East for a distance of 1,553.77 feet to the POINT OF BEGINNING, containing 17.13 acres, more or less.



--- County Boundary

Madison
County
GIS



Scott Weeks

From: Perry Waggener <alfa5@aol.com>
Sent: Friday, April 08, 2016 10:17 AM
To: Scott Weeks
Cc: Charlie Waggener; Debbie Waggener
Subject: Waggener Rezoning Request

Mr. Weeks,

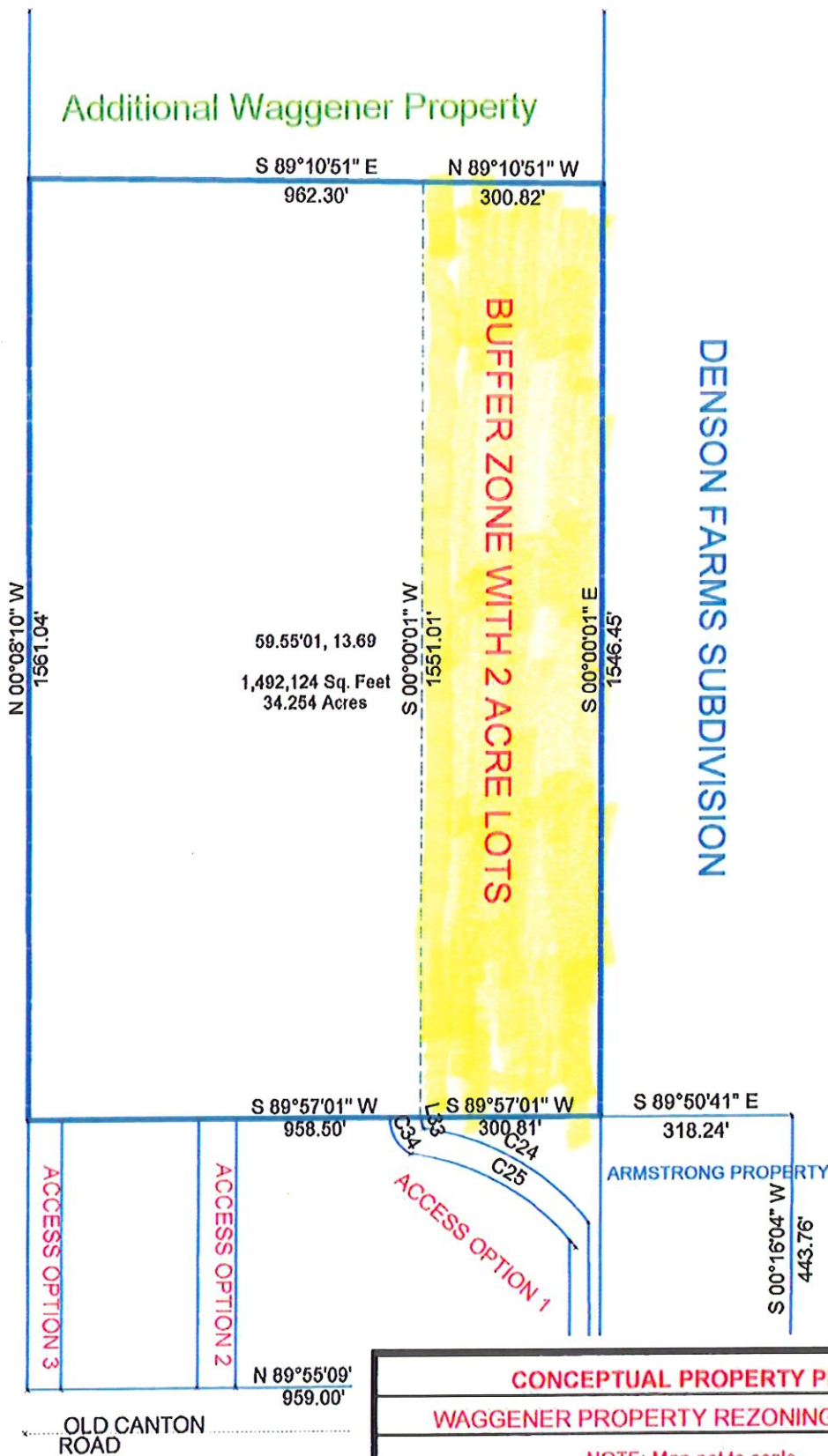
Please place our request to rezone our farm back on the agenda for the April Meeting. We have met with the HOA and was informed today they will remove their objection. We do have one resident to our knowledge that still objects but we don't feel that a resolution is possible in that instance.

Please advise me if you need anything further from my brother and I in advance of the meeting.

Perry Waggener

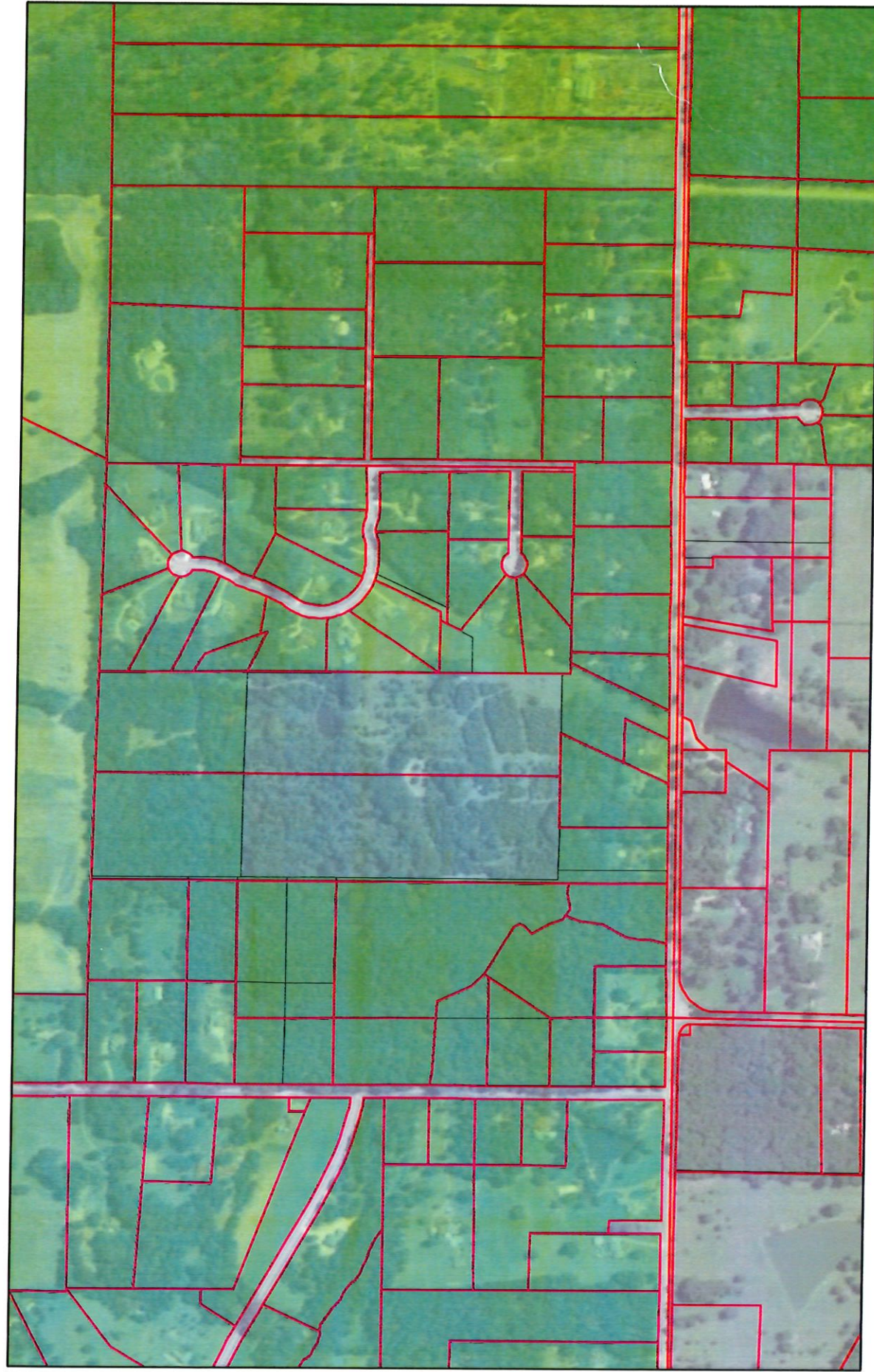


Additional Waggener Property



CONCEPTUAL PROPERTY PLAT		
WAGGENER PROPERTY REZONING PETITION		
NOTE: Map not to scale		
DATE: 4/13/2016	SCALE: 1" = 271'	DRAWN BY:

Edit Title Here



6/9/2025, 9:25:27 AM

- ☐ Parcels
- ☐ Zoning
 - ☐ R-1
 - ☐ R-1A
 - ☐ A-1

1:9,028

0 0.05 0.1 0.2 0.4 mi

0 0.1 0.2 0.4 km

Maxar