

Livingston Fence 🗒️ Summarize

CAUTION! External Content. Please use caution when opening attachments and links. Do not provide your username and password if requested.

The MLHPD Board has reviewed and has unanimously voted, , per your request, the fencing for "The Cottages at Livingstone, A Preliminary Plat" a plat dated 12/22/2025, with a revision date of 2/23/2026, is, per Section 1906 of the Madison County Zoning Ordinance, dated 2019, in compliance with the stated Section and Ordinance.

Please note that this Board action is taken via written permission of Andy Clark who stated that as no Certificate of Appropriateness was required in this matter, this being a Residential-only matter, an email vote by the MLHPD Board was in order.

It is further Noted that in the past the MLHPD has been tasked with and has ruled on, with regard to residential developments, the following items that we have not been supplied with nor asked to rule on (not an exhaustive list):

- there is no buffer landscaping plan
- there is no statement/picture of lighting within the development
- there is no rendering of entrance sign or lighting
- there is no letter from MDOT for entrance and that the entrance must meet requirements of county safety officer for fire and ingress/egress
- there is no approval by County Engineer for drainage, etc.
- the question of the requirement (MLHPD Board understanding) that the original, underlying, PUD must be followed, specifically the marked change in the number of lots/homes

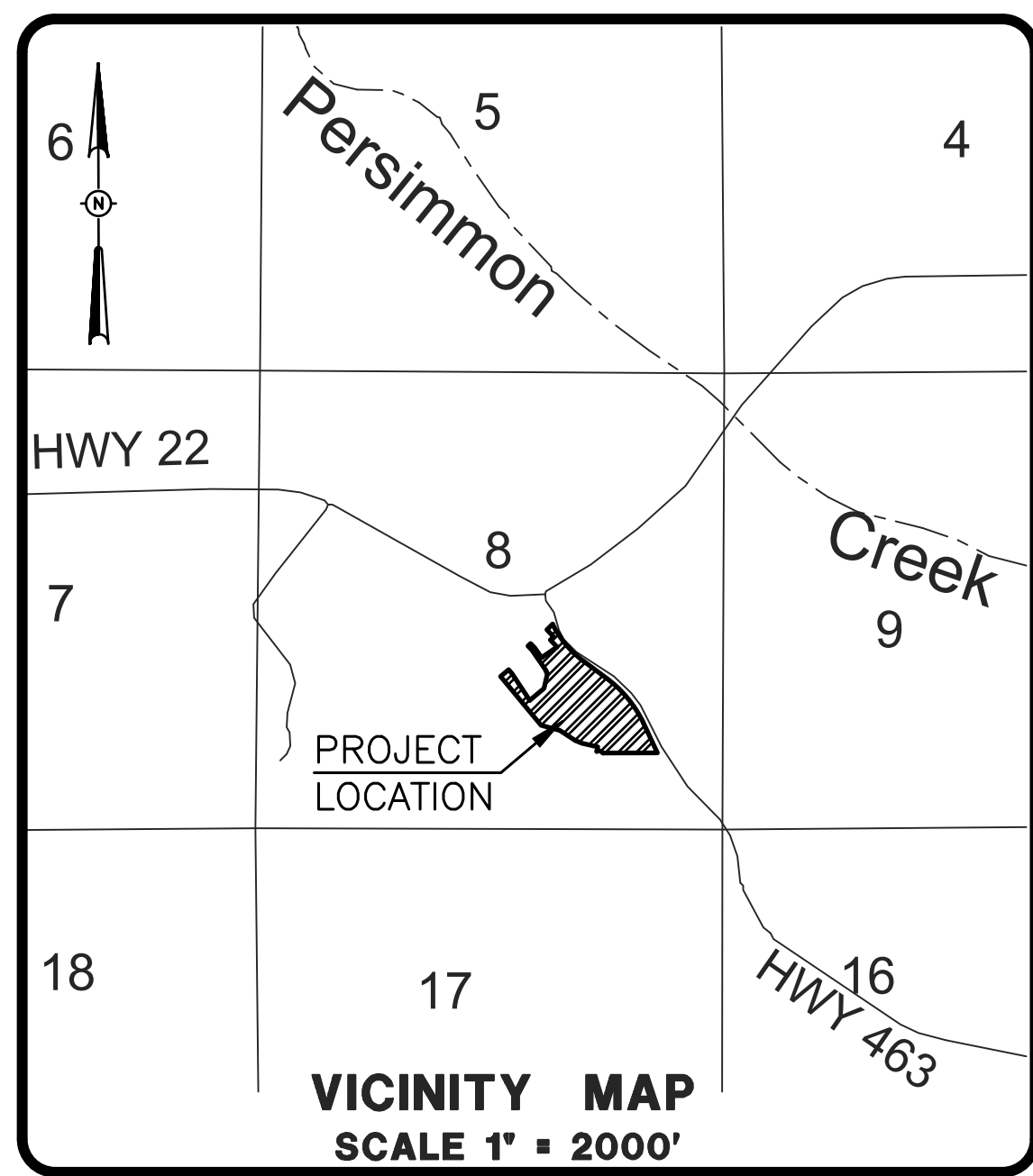
Many thanks for your assistance in this matter.

Bill Buhner
Chairman, MLHPD

↩️ Reply

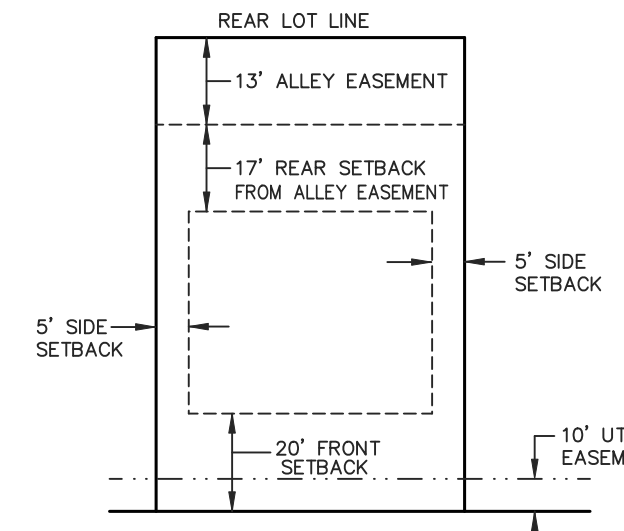
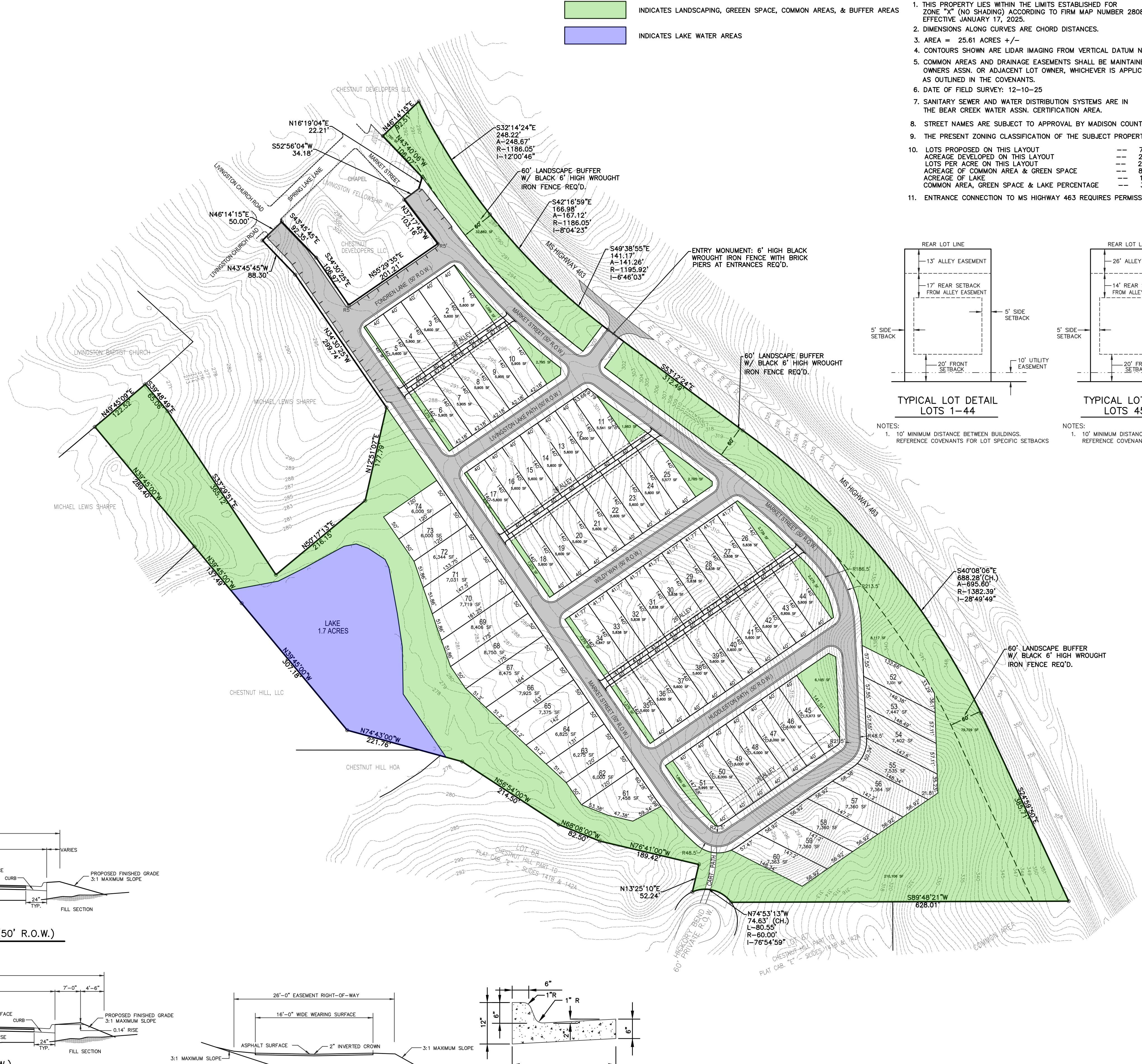
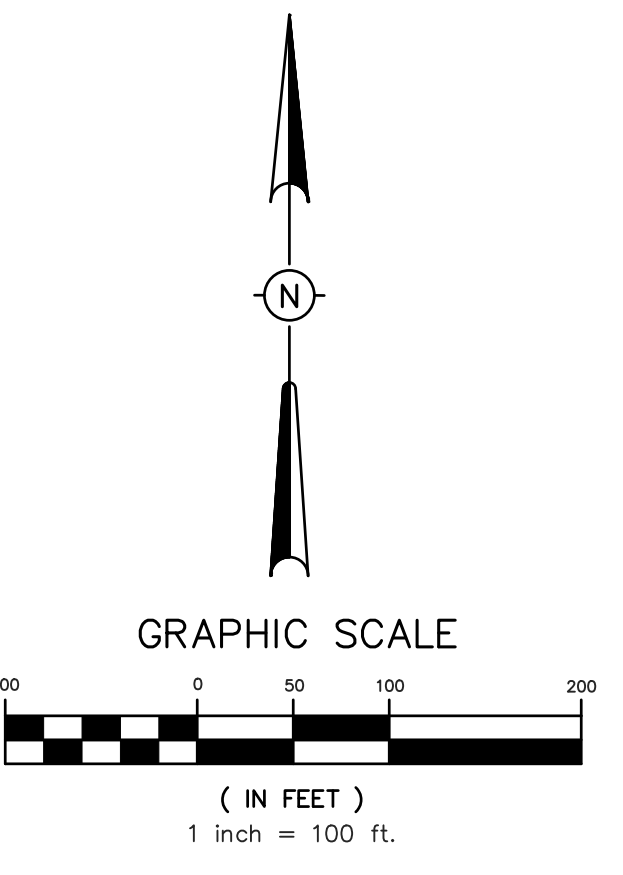
↶️ Reply all

↷️ Forward

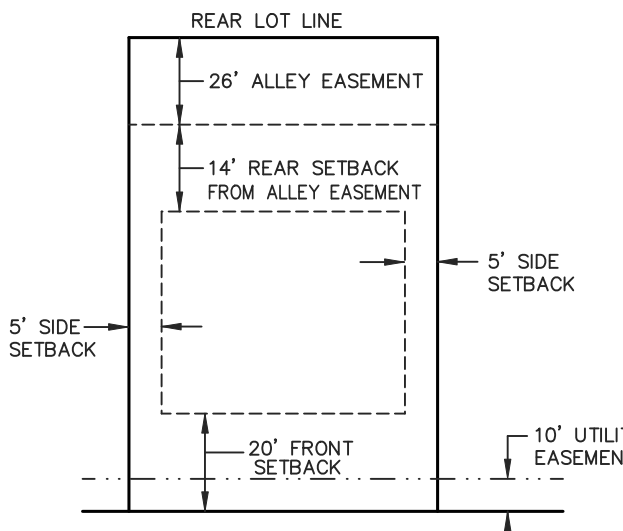


INDICATES LANDSCAPING, GREEN SPACE, COMMON AREAS, & BUFFER AREAS
 INDICATES LAKE WATER AREAS

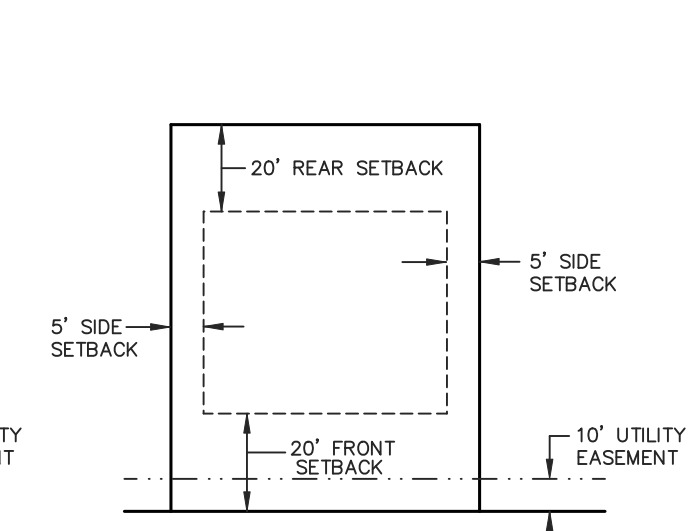
- NOTES:
- THIS PROPERTY LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0390G EFFECTIVE JANUARY 17, 2025.
 - DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 - AREA = 25.61 ACRES +/-
 - CONTOURS SHOWN ARE LIDAR IMAGING FROM VERTICAL DATUM NAVD 88.
 - COMMON AREAS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.
 - DATE OF FIELD SURVEY: 12-10-25
 - SANITARY SEWER AND WATER DISTRIBUTION SYSTEMS ARE IN THE BEAR CREEK WATER ASSN. CERTIFICATION AREA.
 - STREET NAMES ARE SUBJECT TO APPROVAL BY MADISON COUNTY E-911.
 - THE PRESENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS "R-1A WITH A PUD OVERLAY."
 - LOTS PROPOSED ON THIS LAYOUT --- 74 LOTS
 ACREAGE DEVELOPED ON THIS LAYOUT --- 25.61 ACRES
 LOTS PER ACRE ON THIS LAYOUT --- 2.9 LOTS/ACRES
 ACREAGE OF COMMON AREA & GREEN SPACE --- 8.3 ACRES
 ACREAGE OF LAKE --- 1.7 ACRES
 COMMON AREA, GREEN SPACE & LAKE PERCENTAGE --- 33.03%
 - ENTRANCE CONNECTION TO MS HIGHWAY 463 REQUIRES PERMISSION FROM MDOT.



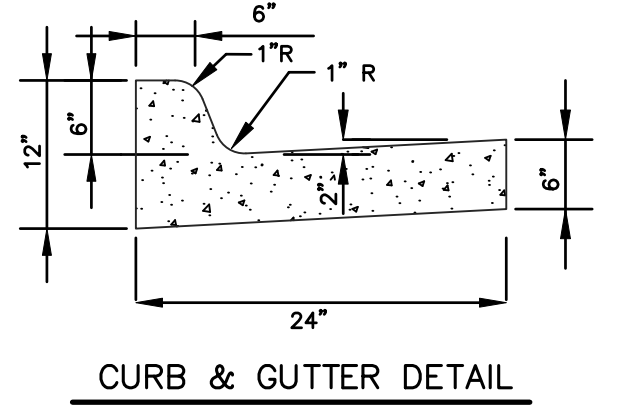
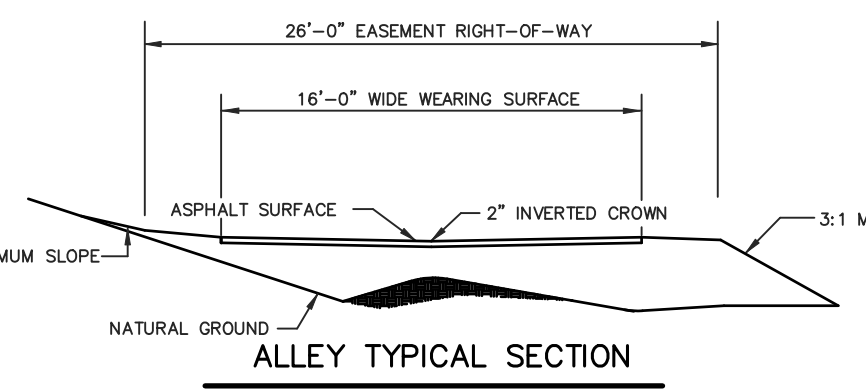
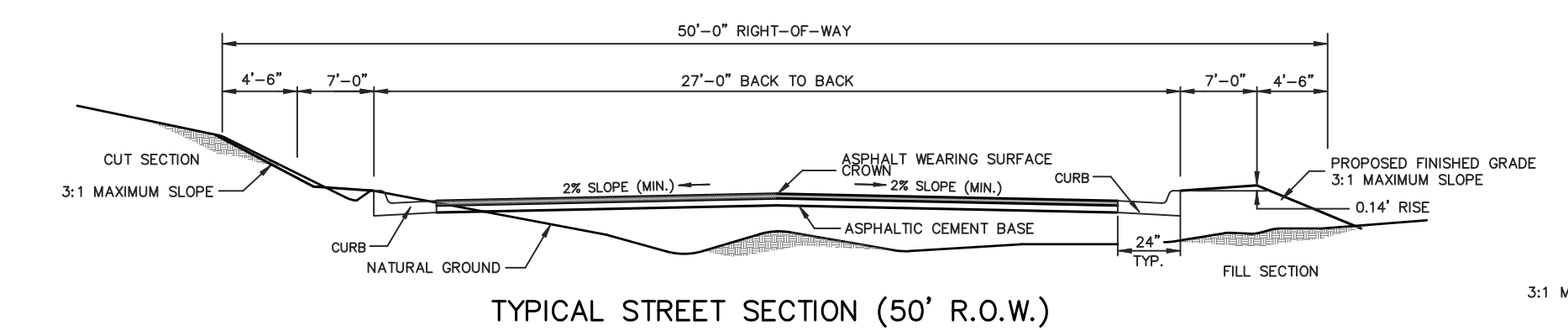
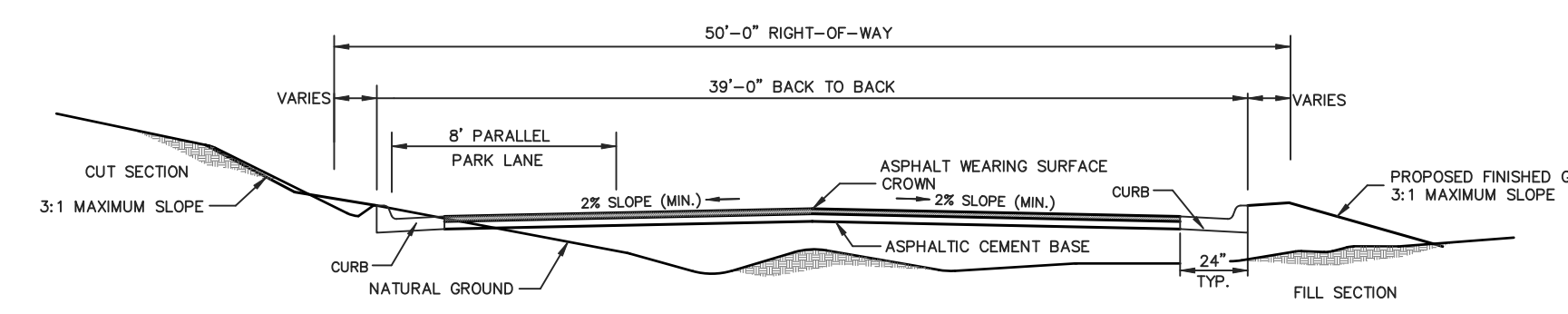
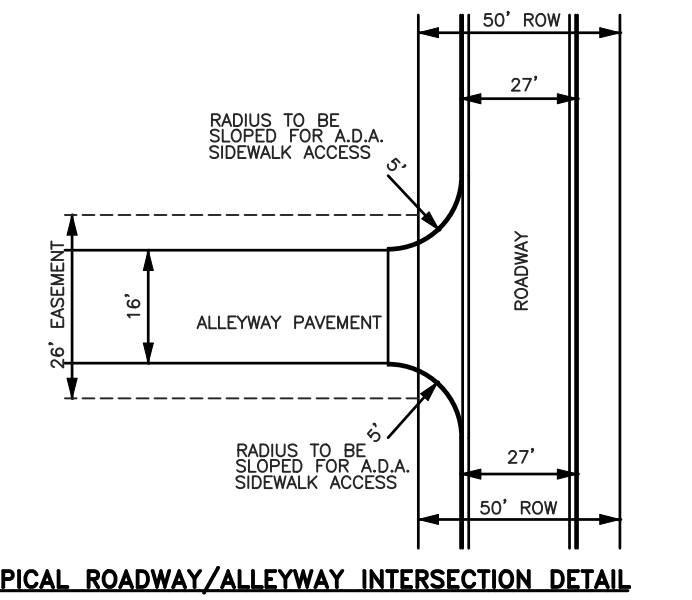
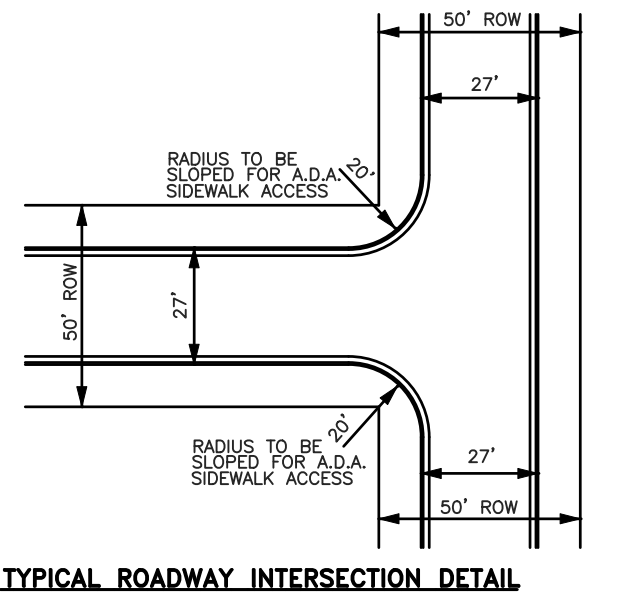
NOTES:
 1. 10' MINIMUM DISTANCE BETWEEN BUILDINGS.
 REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



NOTES:
 1. 10' MINIMUM DISTANCE BETWEEN BUILDINGS.
 REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



NOTES:
 1. 10' MINIMUM DISTANCE BETWEEN BUILDINGS.
 REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



DEVELOPER
MADISON LIVINGSTON, LLC
 299 SOUTH PERKINS STREET
 RIDGELAND, MISSISSIPPI, 39157

DRAWING NO.

H D LANG AND ASSOCIATES, INC.
 POST OFFICE BOX 16085 JACKSON, MISSISSIPPI 39236
 601-362-4886

PROJECT
 PRELIMINARY PLAT FOR
THE COTTAGES AT LIVINGSTON

LOCATION
 SITUATED IN THE
 SOUTHEAST 1/4 OF
 SECTION 8, TOWNSHIP 8 NORTH - RANGE 1 EAST
 MADISON COUNTY, MISSISSIPPI

DATE	REVISION	BY	DRAWN BY:
1-10-26	REVISED STREET NAMES	D.L.M.	JBH
02-23-26	REVISED PER COMMENTS	JBH	

DATE: 12-22-25
 SCALE: 1" = 100'
 PROJECT: 20-062
 SHEET