

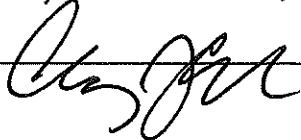
APPLICATION FOR CONDITIONAL USE

Name and Address of Applicant: Clay Eckerson (601) 416-9457 319 Lake Village Av Madison MS, 39110	Street Address of Property (if different address): 144 Davis Crossing Rd Canton, MS 39046
--	---

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
5/29/26	C2 Highway Commercial	See (Exhibit A)	1026-25-001-02-00	NO/attched	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments: Property currently zoned C-2 Highway Commercial request for select conditional use of "Recreational Vehicle Park" (Article XXII - Highway Commercial District C-2)
Initial Phase 24 units, Master plan 30 units on 10.25 Acre parcel; subject to final
Respectfully Submitted engineering approval. Survey plans, utility/septic attached/included.



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 _____

Request for Conditional Use Permit

Clay Eckerson

319 Lake Village Drive
Madison, Mississippi 39110
Phone: 601-416-9457

5/29/26

Madison County Planning and Zoning Commission

c/o Mr. Scott Weeks

RE: Request for Conditional Use Permit – Extended-Stay RV Development
Property Located at 144 Davis Crossing Road, Canton, Mississippi 39046
C-2 Highway Commercial District

Dear Members of the Planning and Zoning Commission:

I respectfully submit this request for a Conditional Use Permit pursuant to Section 805 of the Madison County Zoning Ordinance for the development of a professionally managed extended-stay RV development located at 144 Davis Crossing Road near the I-55 Exit 124 corridor in Madison County, Mississippi.

The subject property is currently zoned C-2 Highway Commercial. The proposed development is intended to provide an organized and professionally managed RV development designed to serve the growing commercial and industrial activity occurring within the surrounding corridor.

The proposed development is planned as a phased project. The initial phase is anticipated to include approximately twenty-four (24) RV sites with associated utilities, internal drives, drainage improvements, parking areas, open space, and screening areas. The overall site plan is designed to accommodate up to approximately thirty (30) RV sites, along with areas reserved for future commercial/flex-space development, subject to final engineering and construction plan approvals.

Attached to this application are conceptual engineered drawings prepared for the proposed development. These drawings may be refined during preparation of final construction plans to accommodate detailed drainage calculations, utility coordination, phased development considerations, and final engineering requirements.

The site has been designed with consideration for:

- Safe ingress and egress
- Internal traffic circulation
- Off-street parking and maneuvering
- Drainage and stormwater management
- Utilities and wastewater treatment
- Refuse and trash collection areas
- Open space, screening, and buffering
- General compatibility with surrounding commercial property

The landscape and screening plan reflects substantial existing vegetative buffering that was intentionally preserved during prior clearing operations. Additional landscaping is planned, including trees intended to meet future screening requirements as the site matures. A three-rail fence system is also planned in logical areas for appearance and traffic-control purposes.

The development is planned with a single primary ingress/egress corridor designed to allow orderly traffic flow and site monitoring. Due to the recent availability of fiber service on-site, the development is also planned to include internet-based camera monitoring and related site-security features intended to support orderly operation and property management.

Supporting utility availability information is also being provided, including:

- Engineering correspondence regarding wastewater/septic feasibility
- Existing utility availability correspondence from Entergy reflecting availability of three-phase electrical service
- Existing correspondence from Canton Municipal Utilities regarding water availability

The proposed development is intended to provide a well-maintained and professionally managed use compatible with the surrounding commercial corridor and future growth of the Exit 124 area.

Thank you for your consideration of this request. I respectfully request placement on the next available Planning and Zoning Commission agenda for review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay Eckerson', written over the word 'Sincerely,'.

Clay Eckerson
Owner / Applicant



1165 Hwy 51 N, Madison, MS 39110

March 18, 2024

Clay J Eckerson / ET Farms of MS

RE: 144 Davis Crossing Rd Canton, MS 39046

To Whom It May Concern:

Please accept this letter of assurance that the location at 144 Davis Crossing Rd, Canton, Mississippi, is within Entergy's certificated service area. Entergy will provide service to this site according to the guidelines set by the Public Service Commission of Mississippi.

If you have any questions or need additional information, please contact Kevin Garner @ 601.853.5901

Sincerely,

Sherry Ellingburg

Sherry Ellingburg
Design Coordinator, Sr
601.650.6959

CANTON MUNICIPAL UTILITIES

WATER SERVICE PROVIDER FORM

NAME CLAY ECKERSON

ADDRESS 144 DAVIS CROSSING RD.

CANTON MUNICIPAL UTILITIES IS THE WATER SERVICE PROVIDER FOR THE ABOVE ADDRESS.

CMU
ENGINEERING DEPARTMENT
SERVICE CENTER
225 N. HARGON STREET
CANTON, MS. 39046



ADDITIONAL ADDRESSES FOR BUILDERS:



MADISON COUNTY, MS
I certify this instrument filed/recorded
08/02/2023 3:22:58 PM
Inst. 986703 Page 1 of 8
Book: W - 4356 / 700.00
Witness my hand and seal
RONNY LOTT, C.C. BY: CH D.C.

PREPARED BY:

John S. McDavid - MSB# 2365
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

RETURN TO:

John S. McDavid
Montgomery McGraw, PLLC
P. O. Box 1039
Canton, MS 39046
601-859-3616

INDEXING: SW 1/4, Sec. 25, and SE 1/4, Sec. 26, T10N, R2E, Madison Co., MS.

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned:

GRANTORS:

Russell Avery
110 Rudy York Rd. NW
Cartersville, GA 30121
404-202-8988

Carol Avery
606 C. Warren Rd. NE
Rome, GA 30165
706-409-6020

Larry Downs
5326 Wolf Pen Gap Rd.
Suches, GA 30572
706-747-7939

Carolyn Downs McKittrick
PO Box 93
High Springs, FL 32655
352-246-6345

does hereby sell, convey and warrant unto

GRANTEE:

Geronimo Project, LLC
319 Lake Village Dr.
Madison, MS 39110
601-416-9457

Alford & Associates
Consulting Engineers

May 27, 2026

Clay Eckerson
319 Lake Village Dr.
Madison MS 39110

Re: City Garage
RV Resort

Dear Mr. Eckerson:

I have completed a preliminary layout for your proposed facility. After completing civil site plans, I will be submitting an on-site wastewater treatment and disposal plan to the Mississippi State Department of Health (MSDH) for approval. This plan shows how the sanitary sewer generated by the units will be disposed. Basically, this consists of a series of aerated treatment units (A.T.U. or *treatment plants*) and properly sized pump tanks. Once the sewer is treated and drains into the pump tanks, it is then pumped to a spray disposal field as shown on the proposed layout. All buffers and other requirements will be designed per MSDH standards. I have designed many on-site systems in the past 20 years, that were approved by MSDH.

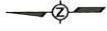
I do hope that this provides you with basic information regarding proposed sewer treatment and disposal for your facility. A specific design will be submitted with construction plans. If I can answer any questions or be of any further service, please contact me at 601-506-1854.

Sincerely,

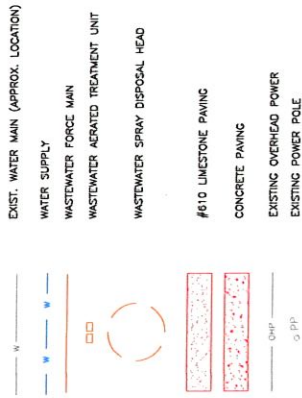


Malcom J. Alford, Jr., P.E.

7112 Siwell Road Suite B, Byram, MS 39272 601-213-4570

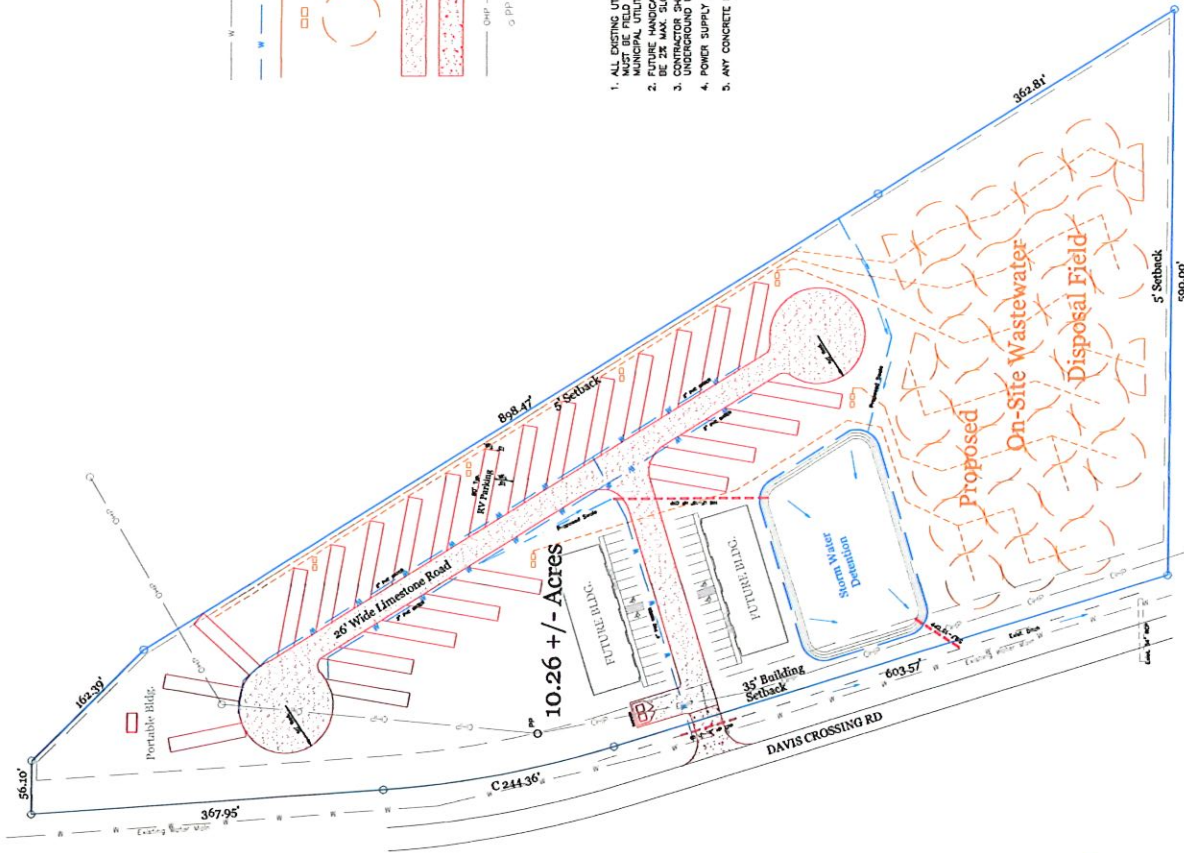


LEGEND



GENERAL NOTES

1. ALL EXISTING UTILITY MAINS AND SERVICES SHOWN ARE APPROXIMATE, AND MUST BE FIELD VERIFIED. WATER SERVICE PROVIDED BY CANTON WATERWORKS.
2. FUTURE HANDICAPPED PARKING SPACES, ROUTES TO AND BETWEEN BUILDINGS SHALL BE 2% MAX. SLOPE.
3. CONTRACTOR SHALL NOTIFY MISSISSIPPI 811 BEFORE ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED.
4. POWER SUPPLY FROM POWER POLE NORTH OF DUMPSTER.
5. ANY CONCRETE PAVING SHALL HAVE SAW CUT JOINTS AT 12.5' ON CENTERS.



SCALE: 1"=40'	DATE: 10/2/20	PROJECT: 10.26 +/- Acres	PROJECT NO.: 10.26 +/- Acres
DRAWN: JLM	DATE: 10/2/20	PROJECT: 10.26 +/- Acres	PROJECT NO.: 10.26 +/- Acres
CHECKED: JLM	DATE: 10/2/20	PROJECT: 10.26 +/- Acres	PROJECT NO.: 10.26 +/- Acres
PROJECT MANAGER: JLM	DATE: 10/2/20	PROJECT: 10.26 +/- Acres	PROJECT NO.: 10.26 +/- Acres
DATE: 10/2/20	DATE: 10/2/20	PROJECT: 10.26 +/- Acres	PROJECT NO.: 10.26 +/- Acres
Alford and Associates Consulting Engineers 7112 N. 11th St. Suite 100 Irvine, Mississippi 38756		Preliminary Layout Proposed RV Resort Madison County MS	PROJECT NO.: 10.26 +/- Acres



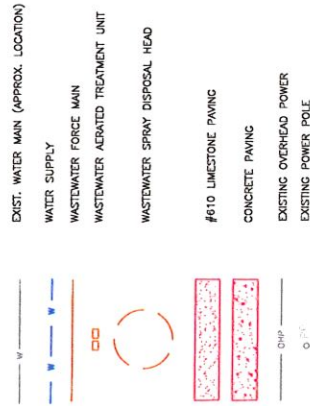
Landscape Plan

Evergreen type /tall

Existing Trees / bushes

3 rail fence similar to neighbor/ black

LEGEND



GENERAL NOTES

1. ALL EXISTING UTILITY MAINS AND SERVICES SHOWN ARE APPROXIMATE, AND NOT TO BE CONSIDERED. WATER SERVICE PROVIDED BY CANTON.
2. FUTURE HANDICAPPED PARKING SPACES, ROUTES TO AND BETWEEN BUILDINGS SHALL BE 2% MAX. SLOPE.
3. CONTRACTOR SHALL NOTIFY MISSISSAUGA 811 BEFORE ANY EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED.
4. POWER SUPPLY FROM POWER POLE NORTH OF DUMPSTER.
5. ANY CONCRETE PAVING SHALL HAVE SAW CUT JOINTS AT 12.5' ON CENTERS.



PROJECT NO.	7112
DATE	8/29/20
SCALE	AS SHOWN
DRAWN BY	MA
REVIEWED BY	MA
PROJECT MANAGER	MA
DATE	8/29/20
REVISION DATE	
REVISION	
DESCRIPTION OF REVISION	
BY	
DATE	
PROJECT NAME	Preliminary Layout
DATE	8/29/20
PROJECT NAME	Proposed RV Resort
DATE	8/29/20
PROJECT NAME	Madison County MS
DATE	8/29/20

Alford and Associates
Consulting Engineers
7112 Shiloh Road
Hwy 1, Madison, MS 39110