

BEFORE THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF RE-ZONING A CERTAIN
PARCEL OF LAND SITUATED IN THE SE1/4
OF SECTION 24, T8N, R2E, MADISON COUNTY,
MISSISSIPPI

HARVEY CROSSING, LLC

PETITIONER

**PETITION TO REZONE AND RE-CLASSIFY REAL PROPERTY
AND TO AMEND THE LAND USE PLAN OF MADISON COUNTY**

COMES NOW, Harvey Crossing, LLC, a Mississippi limited liability company, the owner of the hereinafter described land and property, and files this its Petition with the Board of Supervisors of Madison County, Mississippi to rezone and reclassify and amend the Land Use Plan for land situated in Section 24, T8N, R2E, Madison County, Mississippi.

Petitioner shows as follows:

1. Petitioner, Harvey Crossing, LLC, is the owner of two Parcels of property to be rezoned, such Parcels being described in **Exhibit "A"** (Parcel A) and **Exhibit "B"** (Parcel B) attached hereto and incorporated herein by reference.
2. **Exhibit "A"** consists of 9.212 acres, more or less, and is a portion of the Planned Unit Development known as Harvey Crossing.
3. **Exhibit "B"** consists of 8.24 acres, more or less, and is currently zoned R-1.
4. Petitioner requests that both parcels be rezoned and reclassified as C-2 Commercial, with such reasonable restrictions as the Board deems necessary.
5. That the character of the neighborhood has changed to such an extent as to justify reclassification, and there is a public need for the rezoning.
6. The Land Use and Transportation Plan of Madison County, Mississippi must also be

amended to reflect the rezoning.

7. That the rezoning of Parcel A is in compliance with the Master Plan of Harvey Crossing as such Master Plan designates Parcel A as Commercial.
8. That one of the possible uses for Parcel A is for a Country Store.
9. That one of the initial proposed uses for a portion of Parcel B is for a Fire Station to serve Madison County, Mississippi.
10. That additional proposed uses of both Parcel A and Parcel B are reflected on **Exhibit "C"** attached hereto and incorporated herein by reference.

WHEREFORE, PREMISES CONSIDERED, Petitioner requests that this Petition be received, filed, and docketed, and that after a hearing hereon, the Board of Supervisors of Madison County, Mississippi will enter an Order rezoning and reclassifying the property described in **Exhibit "A"** and **Exhibit "B"** to C-2 Commercial with such reasonable restrictions as the Board deems necessary, and reflecting such changes on the Land Use and Transportation Plan of Madison County, Mississippi.

Respectfully submitted,

HARVEY CROSSING, LLC

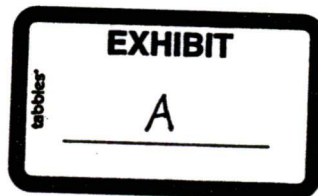
By: 

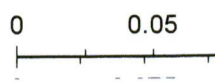
Don A. McGraw, Jr., Its Attorney

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151 W. Peace Street
Canton, MS 39046
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Attorney for Petitioner, Harvey Crossing, LLC

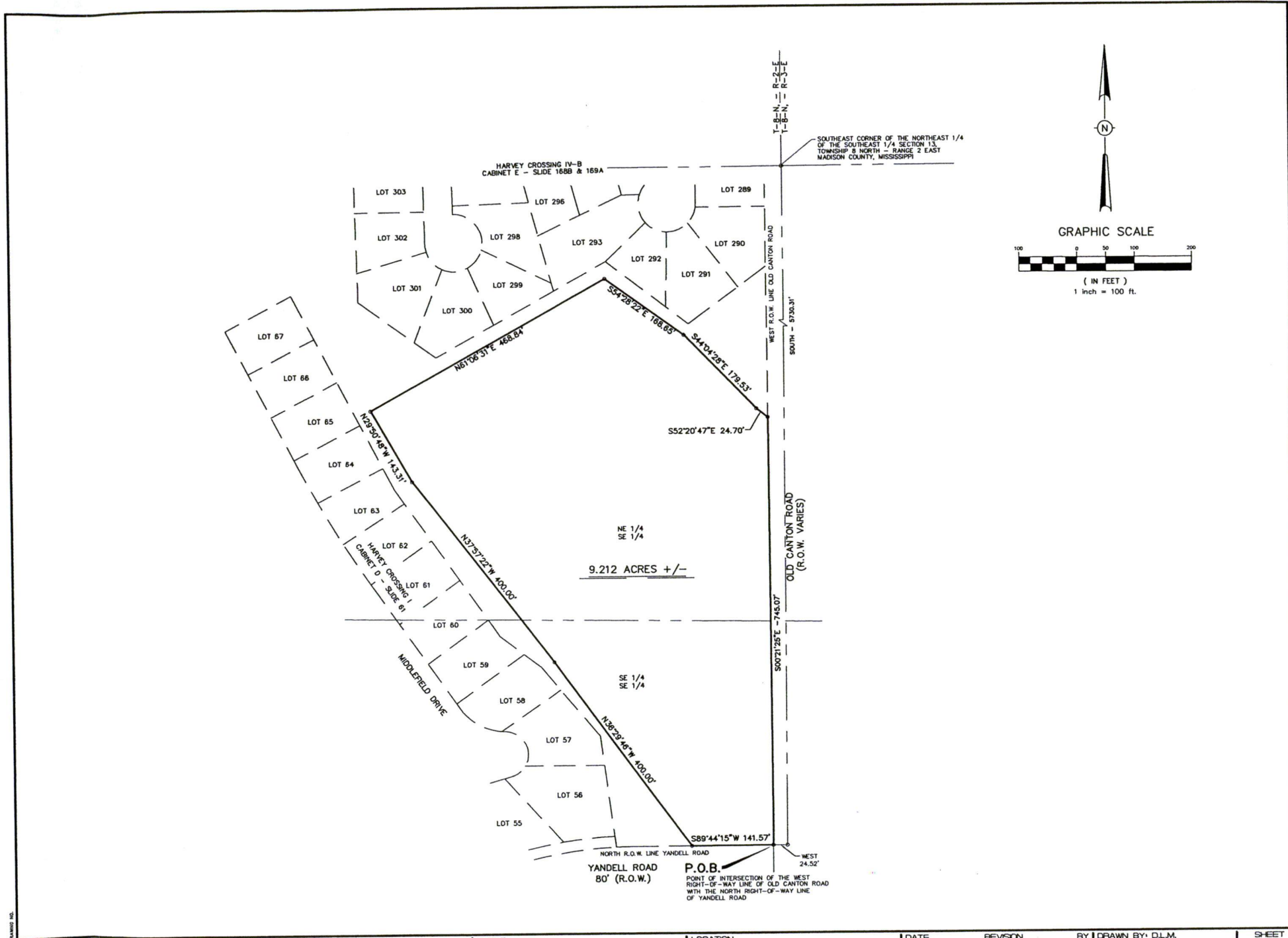
A certain parcel of land being situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, T8N-R2E and run thence South for a distance of 5,730.31 feet to a point; run thence West for a distance of 24.52 feet to the Point of Intersection of West right-of-way line of Old Canton Road and the North right-of-way line of Yandell Road; 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 44 minutes 15 seconds West along said North right-of-way line Yandell Road for a distance of 141.57 feet to a point; leaving said North right-of-way line of Yandell Road, run thence North 36 degrees 29 minutes 46 seconds West for a distance of 400.00 feet to a point; run thence North 37 degrees 57 minutes 22 seconds West for a distance of 400.00 feet to a point; run thence North 29 degrees 50 minutes 48 seconds West for a distance of 143.31 feet to a point; run thence North 61 degrees 06 minutes 31 seconds East for a distance of 468.84 feet to a point; run thence South 54 degrees 28 minutes 22 seconds East for a distance of 168.65 feet to a point; run thence South 44 degrees 04 minutes 28 seconds East for a distance of 179.53 feet to a point; run thence South 52 degrees 20 minutes 47 seconds East for distance of 24.70 feet to a point on the aforesaid West right-of-way line of Old Canton Road; run thence South 00 degrees 21 minutes 25 seconds East along said West right-of-way line of Old Canton Road for a distance of 745.07 feet to the POINT OF BEGINNING, containing 9.212 acres, more or less.





tabbles
EXHIBIT
A
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H D LANG AND ASSOCIATES, INC.
 POST OFFICE BOX 16085 JACKSON, MISSISSIPPI 39236
 601-362-4888

CLIENT
 PLAT OF SURVEY
 FOR
HARVEY CROSSING, IIC

LOCATION
 SITUATED IN THE
 NE 1/4 OF THE SE 1/4 AND
 THE SE 1/4 OF THE SE 1/4 OF
 SECTION 24, T 8 N - R 2 E,
 MADISON COUNTY, MISSISSIPPI

DATE	REVISION	BY	DRAWN BY: D.L.M.
			DATE: 9-15-14
			SCALE: 1" = 100'
			BOOK: PAGE:
			PROJECT NO.: 99-130

SHEET

TRACT B
8.24 ACRE TRACT

A parcel of land consisting of 8.24 acres of land, more or less, situated in the Northeast Quarter of the Northeast Quarter (NE ¼ of NE ¼) of Section 25 and the Southeast Quarter of the Southeast Quarter (SE ¼ of SE ¼) of Section 24, Township 8 North, Range 2 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at a iron pin found on the west line of Old Canton Road, said point being the same Point of Beginning for that certain parcel of land conveyed to Ladner Properties, L. P., as found of record in book 401, page 342 of the Chancery Clerk's office of Madison County, said point being 660 feet North of and 21.4 feet West of the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE ¼ of SE ¼) of Section 13, Township 8 North, Range 2 East;

Thence run along the west line of Old Canton Road the following seven (7) courses and distances and on bearings based on Mississippi State Plane Grid Coordinates (West Zone 1983):

Thence run South 00 degrees 03 minutes 09 seconds East, 463.05 feet;

Thence run South 89 degrees 54 minutes 21 seconds West, 15.00 feet;

Thence run South 00 degrees 05 minutes 18 seconds West a distance of 3100.20 feet;

Thence run North 89 degrees 40 minutes 47 seconds East a distance of 15.00 feet;

Thence run South 00 degrees 17 minutes 46 seconds East a distance of 1300.03 feet;

Thence run South 89 degrees 37 minutes 56 seconds West a distance of 15.00 feet;

Thence run South 00 degrees 21 minutes 25 seconds East a distance of 1527.05 feet to the intersection of the West line of Old Canton Road with the North right-of-way Easement line of Yandell Road as recorded in book 161, page 38;

Thence run South 00 degrees 21 minutes 25 seconds East a distance of 80.00 feet to the intersection of the West line of Old Canton Road with the South right-of-way Easement line of Yandell Road the True Point of Beginning of the tract herein conveyed:

Thence run along the west right-of-way line of Old Canton Road the following courses and distances South 00 degrees 21 minutes 25 seconds East a distance of 102.98 feet;

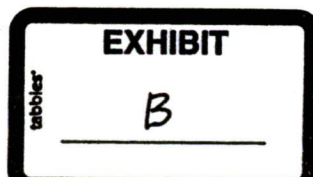
Thence run North 89 degrees 36 minutes 10 seconds East a distance of 15.00 feet;

Thence run South 00 degrees 28 minutes 14 seconds East a distance of 93.97 feet;

Thence leave the Old Canton Road right-of-way and run South 89 degrees 12 minutes 51 seconds West a distance of 642.89 feet to a iron pin found;

Thence run South 00 degrees 57 minutes 51 seconds East a distance of 680.47 feet, more or less, to the centerline of the old bed of Yandell Road;

Thence run along the centerline of said old Yandell Road North 88 degrees 24 minutes 07 seconds West a distance of 427.91 feet;



Thence run along the centerline of said old Yandell Road North 89 degrees 08 minutes 21 seconds West a distance of 116.22 feet to the south right-of-way line of the new Yandell road as set forth in book 161, page 38;

Thence leave the centerline of the old road and run along the southeasterly right-of-way line of Yandell Road as set forth in book 161, page 38 North 01 degrees 30 minutes 18 seconds East a distance of 27.29 feet;

Thence run North 88 degrees 29 minutes 42 seconds West a distance of 15.00 feet;

Thence run North 35 degrees 25 minutes 17 seconds West a distance of 70.58 feet to a point on a curve of said right-of-way easement as set forth in book 161, page 38;

Thence run along the arc of a curve to the left a distance of 228.95 feet, said curve having a radius of 676.62 feet and a chord direction of North 46 degrees 57 minutes 04 seconds East for 227.85 feet;

Thence run North 36 degrees 44 minutes 15 seconds East a distance of 447.72 feet ;

Thence run along the arc of a curve to the right a distance of 625.50 feet, said curve having a radius of 676.20 feet and a delta of 53 degrees 00 minutes 00 seconds and a chord which bears North 63 degrees 14 minutes 15 seconds East for 603.44 feet;

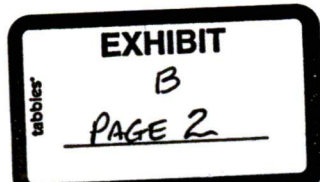
Thence run North 89 degrees 44 minutes 15 seconds East a distance of 240.99 feet back to the True Point of Beginning.

Prepared by:

Williford Gearhart, and Knight, Inc.
P.O. Box 1014
Canton, MS 39046

Revised July 29, 1999.

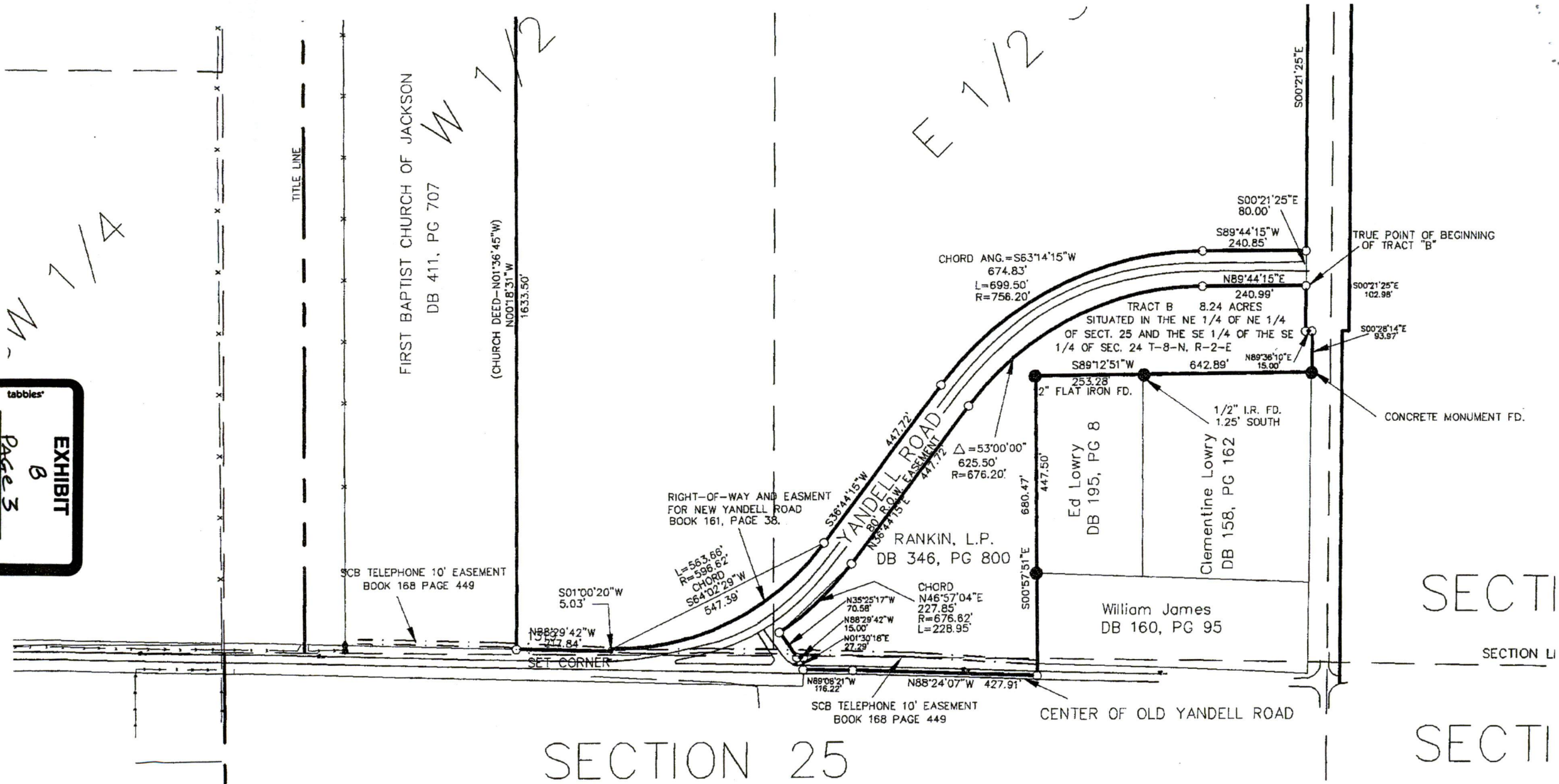
S99-132B
(Sheet 3 of 7 of survey)



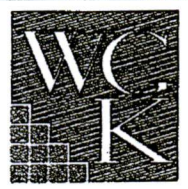


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DESIGNED BY CLB	DATE 07/15/99
DRAWN BY CLB	APPROVED BY RTT
REVIEWED BY RTT	SCALE 1" = 50'



WILLIFORD, GEARHART & KNIGHT, INC.
 ENGINEERS & SURVEYORS

SURVEY OF PROPERTY
 OWNED BY RANKIN, L.P.
 MADISON COUNTY, MS

PROPOSED FIRESTATION
+/- 2.0 ACRES

COMMUNITY SUPPORTED RETAIL
+/- 2.25 ACRE PARCEL - +/- 6,400 SF LEASE SPACE

PROPOSED USES MAY INCLUDE:
GARDEN CENTER/ NURSERY, COUNTRY STORE,
DAYCARE FACILITY, ETC

COMMUNITY SUPPORTED USE
+/- 1.10 ACRE PARCEL - +/- 12,000 SF LEASE SPACE

PROPOSED USES MAY INCLUDE:
FITNESS STUDIO, HEALTHFOOD & SUPPLEMENT MARKET,
ATHLECTIC CLOTHING STORE, YOGA STUDIO, CYCLE SHOP

EXISTING DRAINAGE EASEMENT

EXISTING RESIDENTIAL PUD ZONED
+/- 5.20 ACRE PARCEL

COMMERCIAL / OFFICE USE
+/- 2.89 ACRE PARCEL - +/- 14,000 SF LEASE SPACE

COMMUNITY SUPPORTED RETAIL
+/- 1.25 ACRE PARCEL - +/- 4,000 SF TOTAL LEASE SPACE

PROPOSED USES MAY INCLUDE:
GENERAL STORE WITH FUEL OPTION, BAIT SHOP/ DELI

COMMUNITY SUPPORTED RETAIL
+/- 3.0 ACRE PARCEL - +/- 21,600 SF TOTAL LEASE SPACE

PROPOSED USES MAY INCLUDE:
PACKAGE STORE, CLEANERS, COFFEE SHOP, UPS EXPRESS, ETC

YANDELL ROAD AT NORTH OLD CANTON CAPACITY STUDY #3

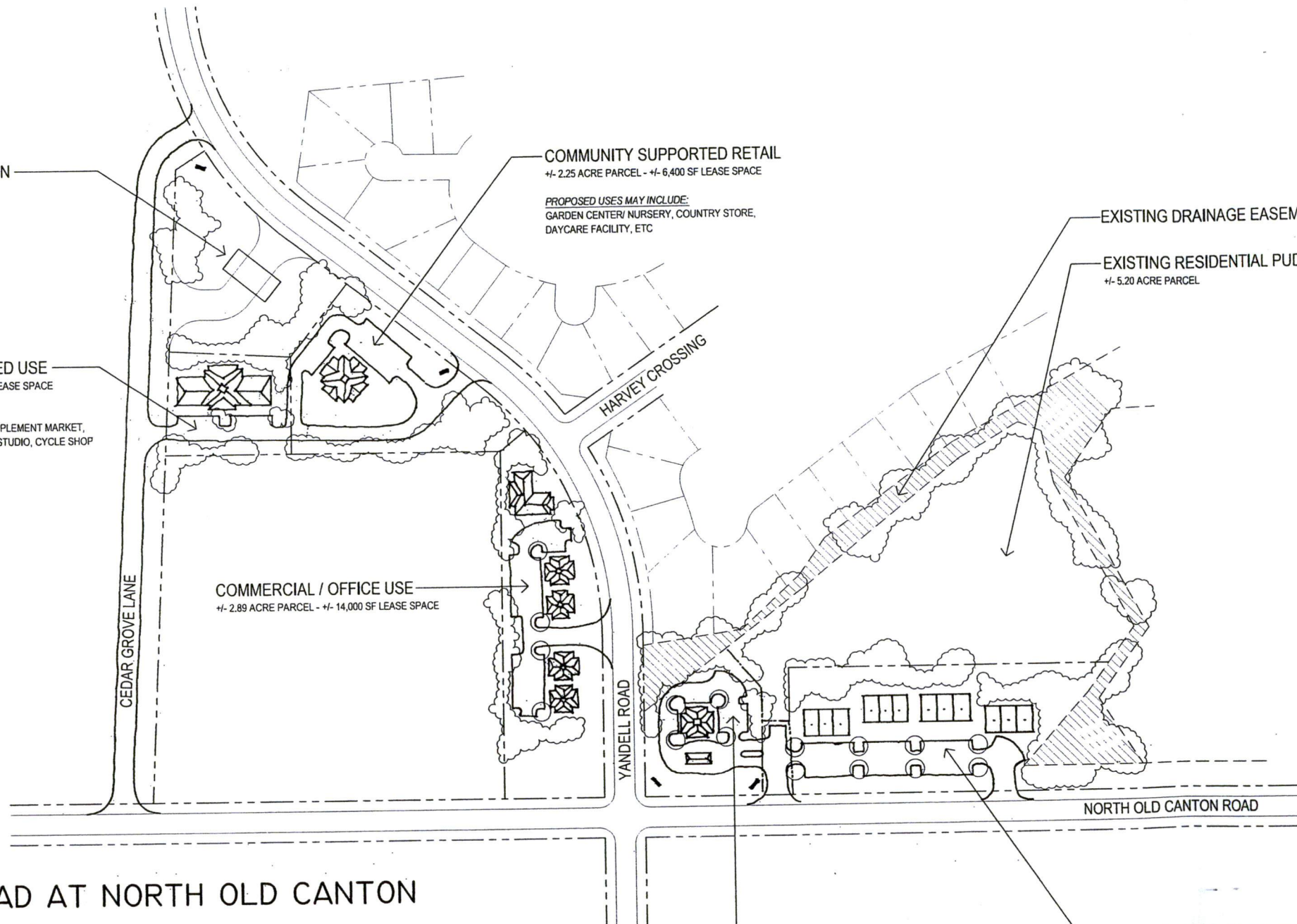
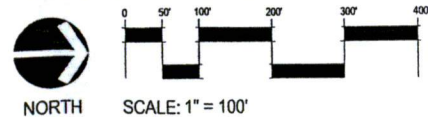


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