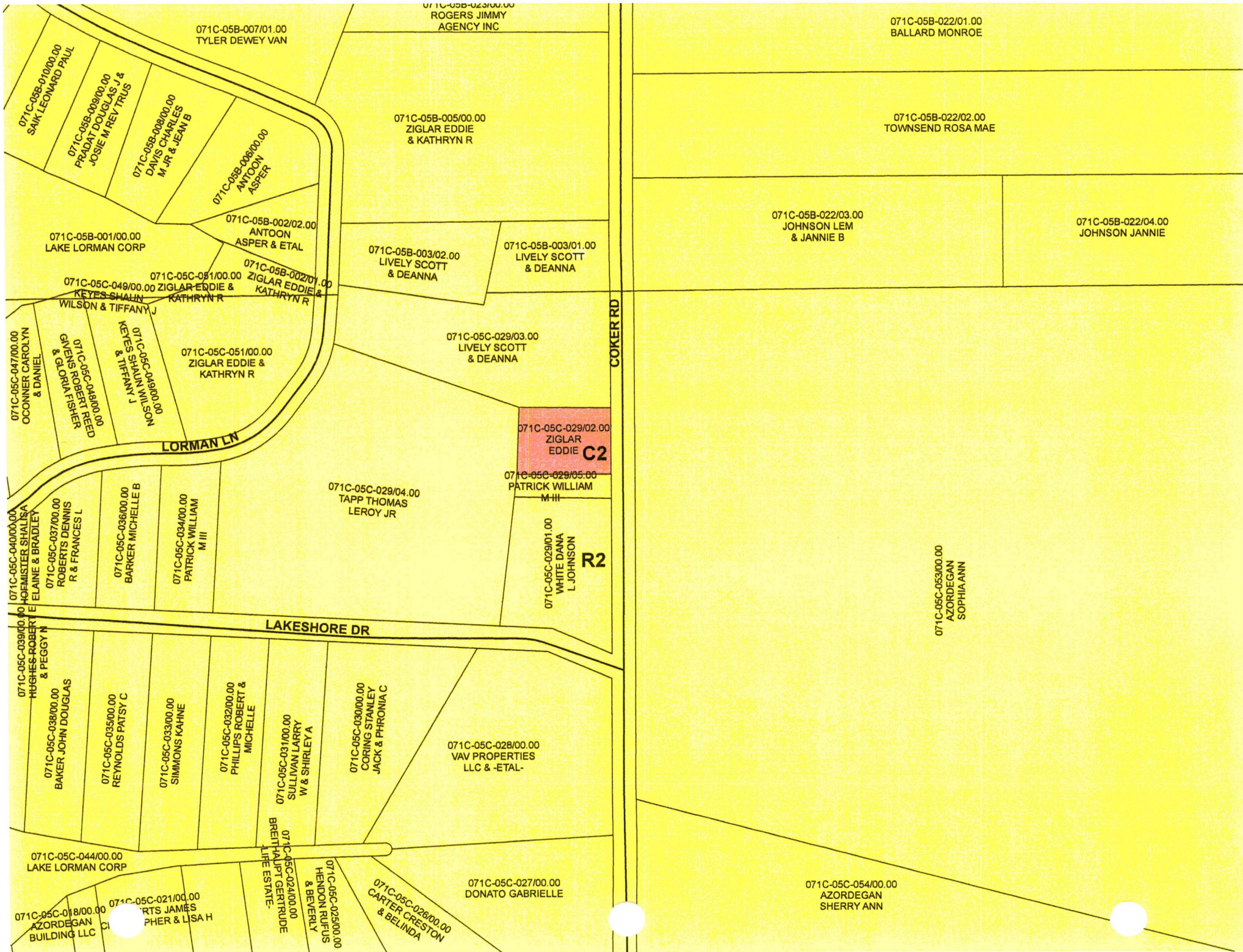


## MADISON COUNTY PLANNING COMMISSION

I am proposing to add an additional ten feet to the front of an existing commercial business on Coker Road. This property has been used as commercial prior to zoning in Madison County, as a convenience store with gas, and as a construction yard with heavy equipment. The current zoning is C-2 Commercial, and my use as boat and outboard motor repair is better suited to this residential area than the previous owner. If approved, the front setback will meet the current zoning ordinance, as well as parking requirements. This front addition will have a four foot brick veneer, and landscaping added in the front fifteen feet of the lot. The parking lot will be screened with an appropriate fence. This new work will greatly improve eye appeal from the street, and help my business. Thank you for your consideration.

Mac Patrick





071C-05B-007/01.00  
TYLER DEWEY VAN

071C-05B-023/00.00  
ROGERS JIMMY  
AGENCY INC

071C-05B-022/01.00  
BALLARD MONROE

071C-05B-010/00.00  
SAIK LEONARD PAUL

071C-05B-009/00.00  
PRADAT DOUGLAS J &  
JOSIE M REV TRUS

071C-05B-008/00.00  
DAVIS CHARLES  
M JR & JEAN B

071C-05B-006/00.00  
ANTOON  
ASPER

071C-05B-005/00.00  
ZIGLAR EDDIE  
& KATHRYN R

071C-05B-022/02.00  
TOWNSEND ROSA MAE

071C-05B-002/02.00  
ANTOON  
ASPER & ETAL

071C-05B-001/00.00  
LAKE LORMAN CORP

071C-05B-003/02.00  
LIVELY SCOTT  
& DEANNA

071C-05B-003/01.00  
LIVELY SCOTT  
& DEANNA

071C-05B-022/03.00  
JOHNSON LEM  
& JANNIE B

071C-05B-022/04.00  
JOHNSON JANNIE

071C-05C-051/00.00  
ZIGLAR EDDIE &  
KATHRYN R

071C-05C-049/00.00  
KEYES SHAUN  
WILSON & TIFFANY J

071C-05C-047/00.00  
O'CONNOR CAROLYN  
& DANIEL

071C-05C-048/00.00  
GIBENS ROBERT REED  
& GIGI FISHER

071C-05C-046/00.00  
KEYES SHAWN  
& TIFFANY J

071C-05C-051/00.00  
ZIGLAR EDDIE &  
KATHRYN R

071C-05C-029/03.00  
LIVELY SCOTT  
& DEANNA

COKER RD

071C-05C-029/02.00  
ZIGLAR  
EDDIE **C2**

071C-05C-029/05.00  
PATRICK WILLIAM  
M III

071C-05C-029/04.00  
TAPP THOMAS  
LEROY JR

071C-05C-029/01.00  
WHITE DANA  
L JOHNSON **R2**

071C-05C-053/00.00  
AZORDEGAN  
SOPHIA ANN

071C-05C-040/00.00  
HEMISTER SHALISA  
ELAINE & BRADLEY

071C-05C-037/00.00  
ROBERTS DENNIS  
R & FRANCES L

071C-05C-036/00.00  
BARKER MICHELLE B

071C-05C-034/00.00  
PATRICK WILLIAM  
M III

LAKESHORE DR

071C-05C-039/00.00  
HUGHES ROBERT E  
& PEGGY N

071C-05C-038/00.00  
BAKER JOHN DOUGLAS

071C-05C-035/00.00  
REYNOLDS PATSY C

071C-05C-033/00.00  
SIMMONS KAHNE

071C-05C-032/00.00  
PHILLIPS ROBERT &  
MICHELLE

071C-05C-031/00.00  
SULLIVAN LARRY  
W & SHIRLEY A

071C-05C-030/00.00  
CORING STANLEY  
JACK & PHRONIA C

071C-05C-028/00.00  
VAV PROPERTIES  
LLC - ETAL-

071C-05C-044/00.00  
LAKE LORMAN CORP

071C-05C-018/00.00  
AZORDEGAN  
BUILDING LLC

071C-05C-021/00.00  
RIS JAMES  
PHER & LISA H

071C-05C-024/00.00  
BREITHAUPT GERTRUDE  
LIFE ESTATE-

071C-05C-025/00.00  
HENDON RUFUS  
& BEVERLY

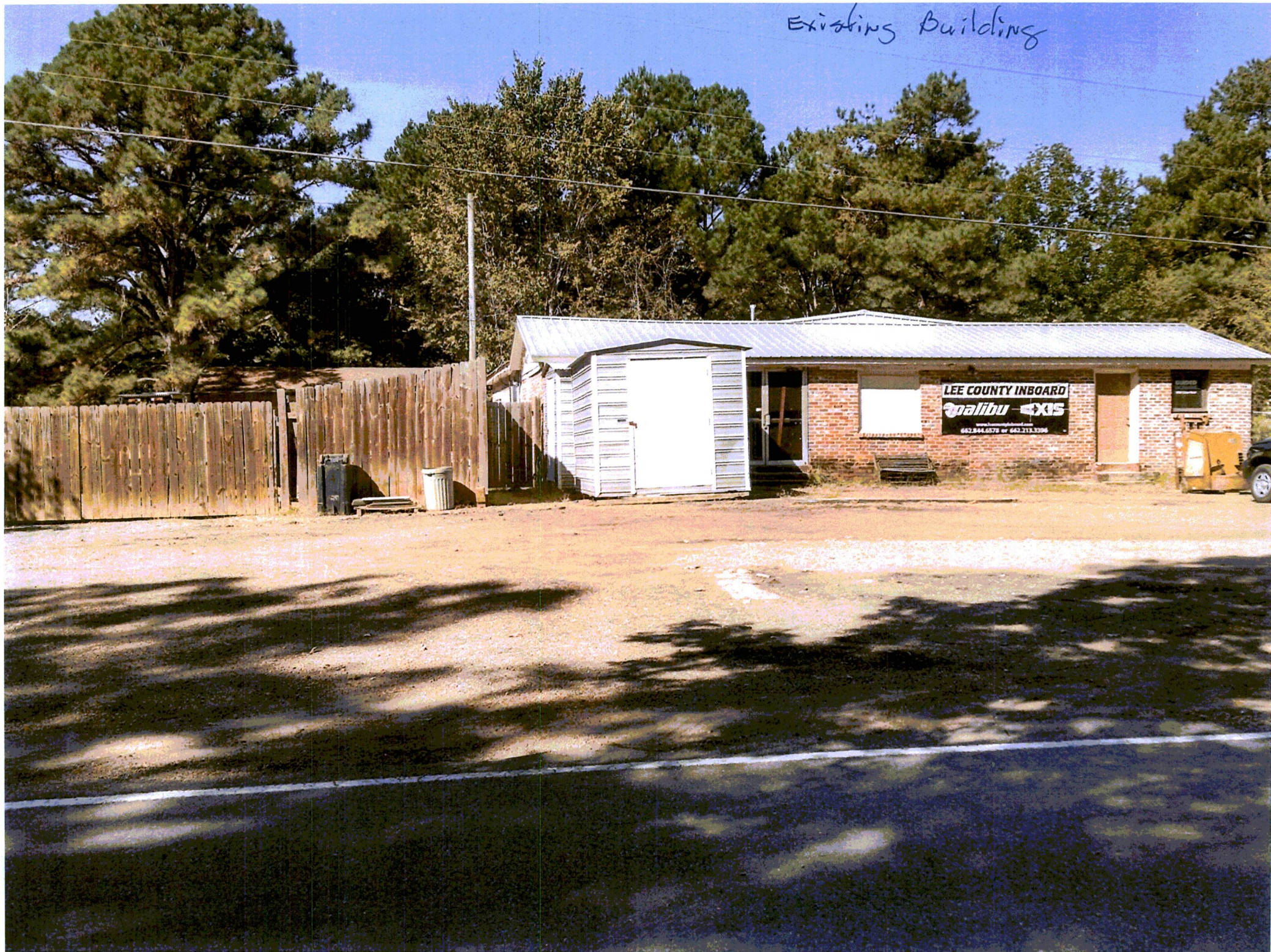
071C-05C-026/00.00  
CARTER CRESTON  
& BELINDA

071C-05C-027/00.00  
DONATO GABRIELLE

071C-05C-054/00.00  
AZORDEGAN  
SHERRY ANN



Existing Building





115'

Existing lot

Existing Building

60'

55'

65'

140'

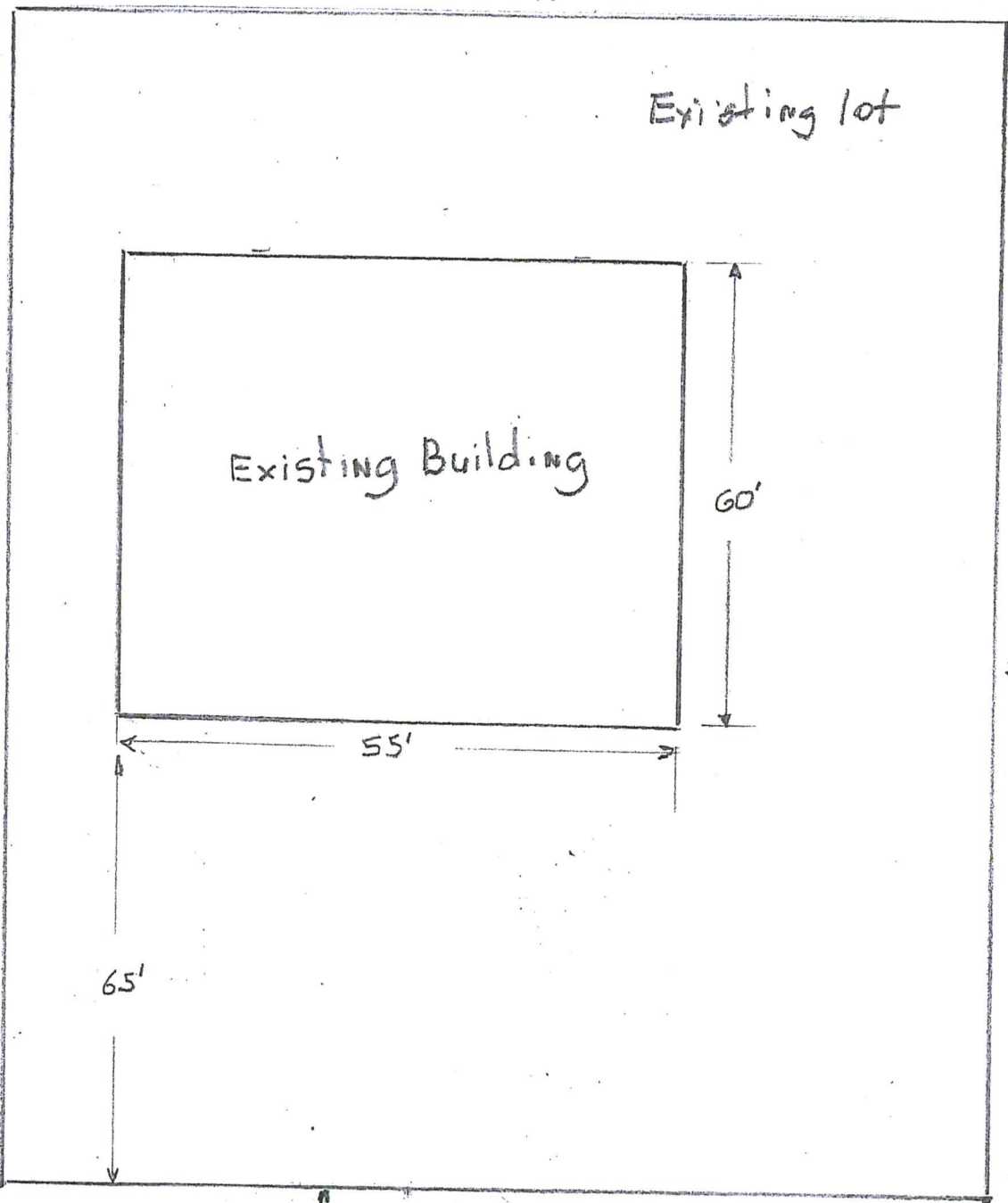
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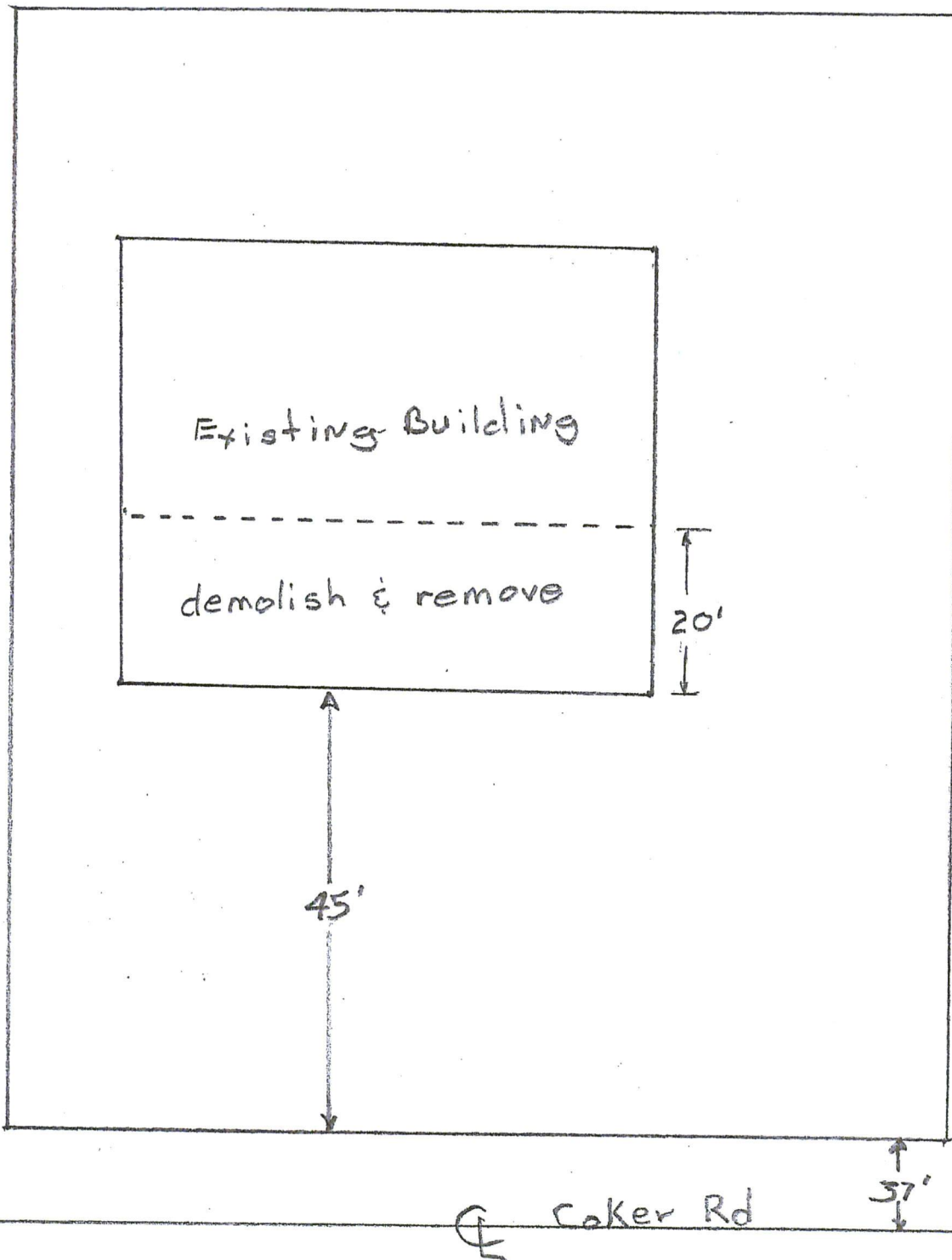
FIP

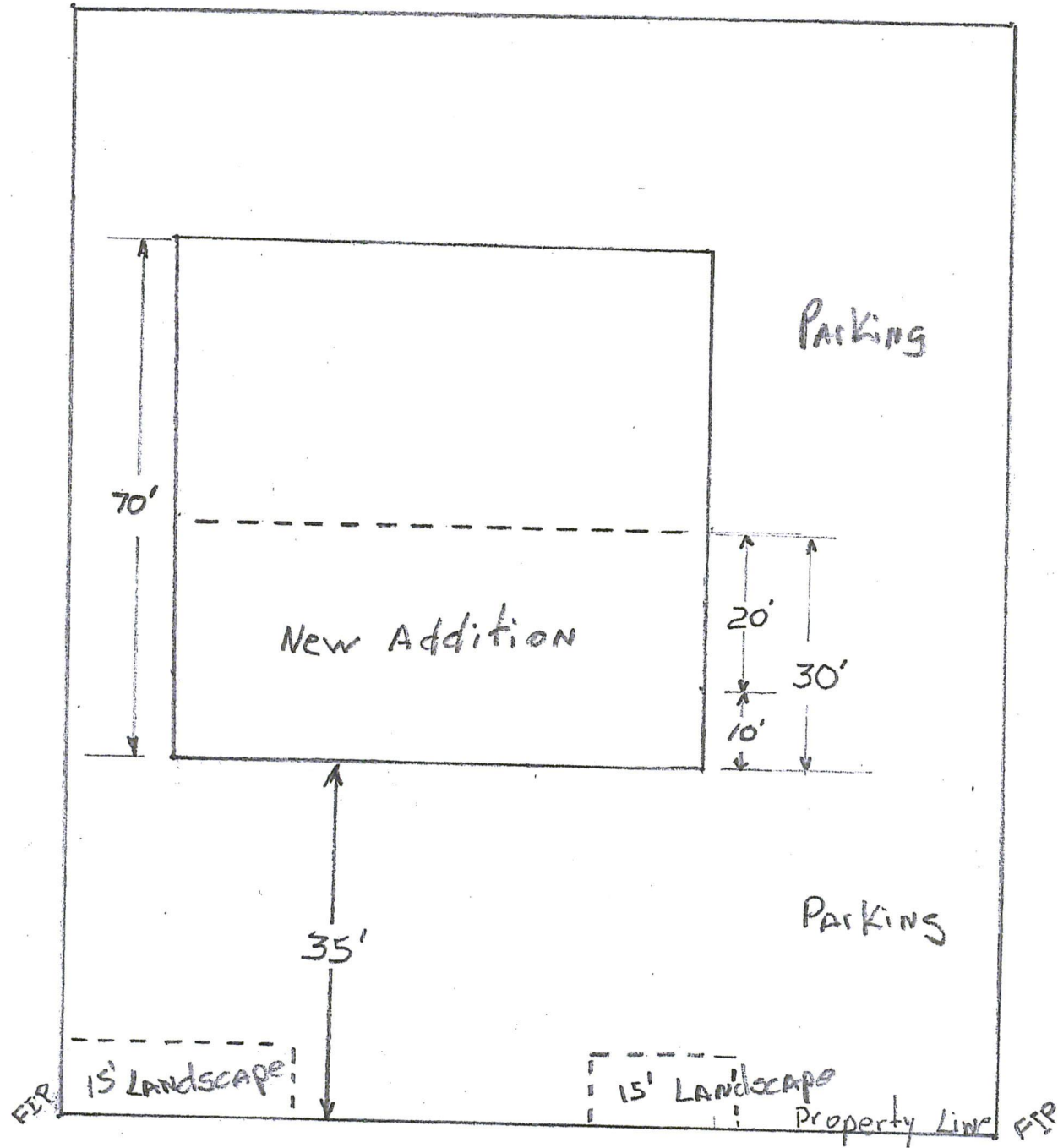
37'

CE Coker Road

CL Coker

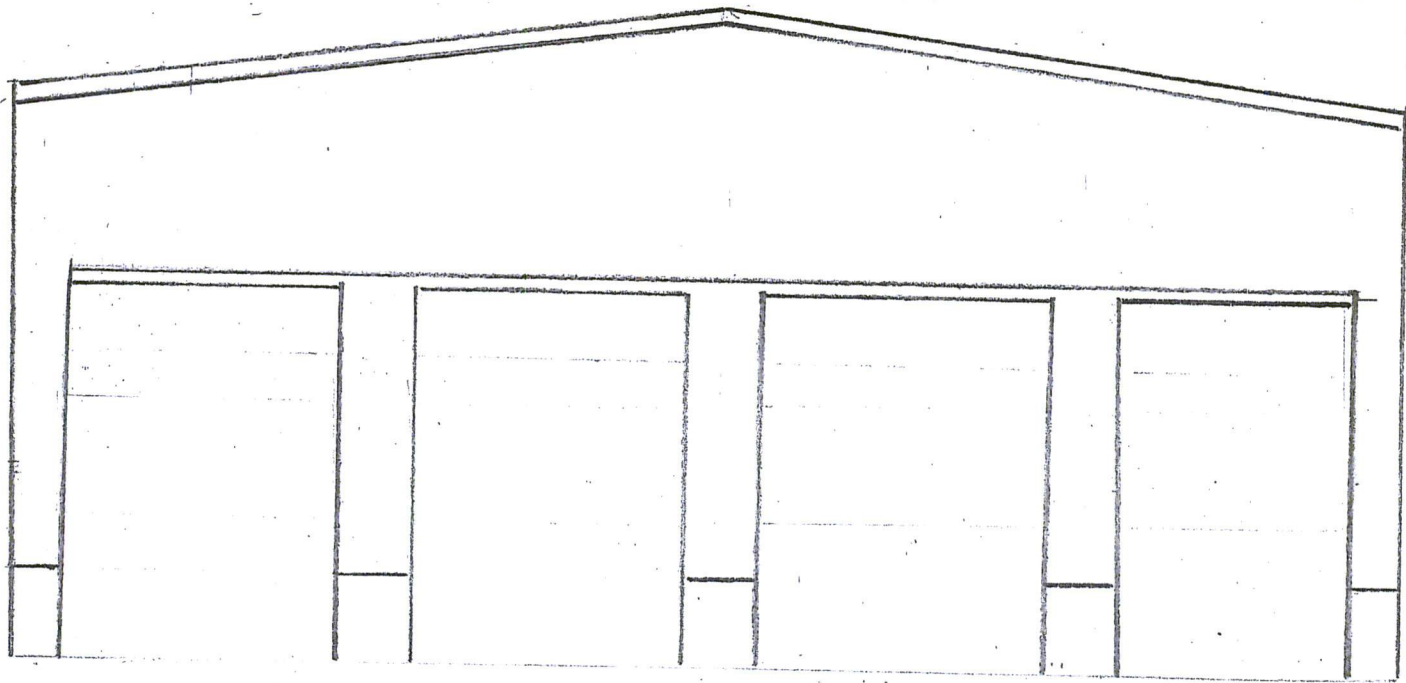






© Coker R

Pitch to match existing buildings



Brick Veneer



PREPARED BY AND RETURN TO:

Jack W. Cooke, Jr., P. A.  
1437 Old Square Road, Suite 106  
Jackson, Mississippi 39211  
(601) 981-1912  
File #: 130455

119-1302

GRANTOR ADDRESS:

Eddie Ziglar  
4030 Coker Road  
Madison, MS 39110.  
(601) 605-1833

GRANTEE ADDRESS:

William M. Patrick, III  
128 Hanging Moss Lane  
Madison, MS 39110  
(601) 605-1833

*INDEXING INSTRUCTIONS: 16,100 sq. Ft. (0.37 acre) located in S5, T7N, R1E, Madison County, Mississippi*

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned Eddie Ziglar, does hereby sell, convey and warrant unto William M. Patrick, III, the land and property which is situated in the County of Madison, State of Mississippi, described as follows, to-wit:

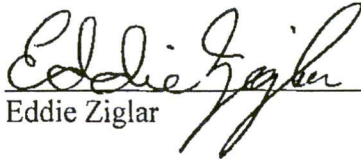
**See Exhibit "A" attached hereto and incorporated herein.**



THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 31~~st~~ day of January, 2014.

  
Eddie Ziglar

STATE OF MISSISSIPPI:

COUNTY OF HINDS:

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 31 day of January, 2014, within my jurisdiction, the within named, Eddie Ziglar who acknowledged to me that he executed the above and foregoing instrument.

GIVEN under my hand and the official seal of my office.

  
NOTARY PUBLIC  
My Commission Expires



## EXHIBIT "A"

A certain parcel of land being situated in Section 5, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the NW corner of Lot 154, LAKE LORMAN SUBDIVISION Part 5, according to a plat of said subdivision recorded in the office of the Chancery Clerk of Madison County, Mississippi, thence North  $3^{\circ}23'30''$  East 40.0 feet to an iron pin on the north side of Lake Shore Drive, thence South  $87^{\circ}23'$  East 660.0 feet along said North side of said drive to an iron bar on the West R.O. W. line of Coker Public Road, thence North  $0^{\circ}07'$  West 265.3 feet along said West R.O.W. line to a cotton picker spindle and the point of beginning for the lot herein described;


Run thence South  $89^{\circ}53'$  West 140.0 feet to an iron pin;

Thence N  $0^{\circ}07'$  West 115.0 feet to an iron pin;

Thence N  $89^{\circ}53'$  East 140.0 feet to an iron pin on the West R.O.W. line of said Coker Public Road;

Thence South  $0^{\circ}07'$  East 115.0 feet along said West R.O. W. line of said road to the P.O.B. containing 16,100 sq. ft. (0.37 acre) according to survey by Creel & Son Land Surveyors, dated April 23, 1984.

SIGNED FOR IDENTIFICATION PURPOSES, this the 31st  
day of January, 2014.

  
Eddie Ziglar