

APPLICATION FOR VARIANCE

25 Foot Front Setback Variance on Townhomes

Applicant Caroline 22 LLC P.O. Box 1260 Ridgeland, MS 39158	Street Address of Property (if different address): Caroline Blvd.
---	---

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
02-27-2015	PUD	See (Exhibit A)	81A-02-001/03.00 81A-02-001/02.00	X	See (Exhibit B)

Other Comments: As per Section 2604 of the Madison County Zoning Ordinance.

Respectfully Submitted

J. Blake Cress

Petition submitted to Madison County Planning and Development Commission on 2-27-2015

Recommendation of Madison County Planning and Development Commission on Petition Approve

Public Hearing date as established by the Madison County Board of Supervisors 5-4-2015

Final disposition of Petition _____

Scott Weeks

From: Ron McMaster, Jr. <ron@mcmastereng.com>
Sent: Friday, February 27, 2015 8:54 AM
To: Scott Weeks
Cc: 'Blake Cress'
Subject: Townhomes at Caroline - Variance Request

Scott-

We are requesting a variance from the required front setback of 40 feet, per the R-4 zoning designation, to 25 feet.

Ron McMaster, Jr., P.E., P.S.
McMaster & Associates, Inc.
212 Waterford Square
Suite 300
Madison, MS 39110

662-746-1090 Yazoo City Office
601-605-1090 Madison Office
601-605-1091 Fax
ron@mcmastereng.com

*****CONFIDENTIALITY NOTICE*****

The information contained in this electronic communication, as well as, in any attachments, is privileged and confidential and intended solely for use by the addressee(s).

Any other use, dissemination, or copying of this electronic communication is strictly prohibited. McMaster & Associates, Inc. makes no representation regarding the absence of any virus in any attachment and expressly disclaims any responsibility for any damage suffered from the presence of a virus.



Lake Caroline Owners Association, Inc.
667 Bellevue Drive • Madison, MS 39110

March 26, 2015

Madison County Planning & Zoning
Attn: Scott Weeks, Director
P O Box 608
Canton, MS 39046

Scott,

Last week I met with Blake Cress, Cress Development, and Doug Jones, Business Manager for Lake Caroline Owners Association, to discuss the setback variance on Peninsula Drive (road leading to Martinique Clubhouse). It is my understanding that the P&Z meeting will take place on Thursday, April 9, 2015. The Lake Caroline Board of Directors will not be meeting again until Thursday, April 16, 2015. I do not anticipate any objections by the Board to Blake's request for setback variance. If the P&Z Board does need an official vote on this, please let me know as soon as possible, and I will have it placed on our April 16 Agenda.

Respectfully,

Lisa McNeal
LCOA Board President

A COVENANTS-PROTECTED COMMUNITY

Scott Weeks

From: Mark S. Jordan <jordan@marksjordan.com>
Sent: Monday, April 06, 2015 1:26 PM
To: Scott Weeks
Cc: Blake Cress
Subject: variances

Scott,

Please accept this email as notice that I have met with Blake Cress and I have no problems with the proposed variances that he has requested on his current project at Caroline.
If I can be of assistance please contact me,

Mark S. Jordan

607 Highland Colony Parkway
Suite 200
Ridgeland, Ms 39157
601.856.0009

www.marksjordan.com

081B-03-025/00.00

HW

081A-02-187/00.00

081A-02-180/00.00

081A-02-188/00.00

081A-02-191/00.00

081A-02-001/02.00

SHORES DR

081A-02-189/00.00

081B-03-001/04.00

081A-02-001/07.00

HARBOR-VIEW DR

081A-02-001/03.00

ST-BARTS CV

081A-02-001/08.00

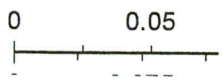
081B-03-001/05.00

081A-02-001/02.00

CAROLINE BLVD

081A-02-001/02.00

MARTINIQUE DR



081B-03 -025/00.00

HWY 22

081A-02 -187/00.00

081A-02 -180/00.00

081A-02 -188/00.00

081A-02 -191/00.00

081A-02 -189/00.00

081A-02 -001/02.00

SHORES DR

HARBORVIEW DR

081B-03 -001/04.00

081A-02 -001/07.00

081A-02 -001/03.00

ST BARTS CV

MC MILLION RD

081A-02 -001/08.00

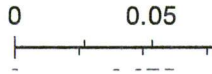
081B-03 -001/05.00

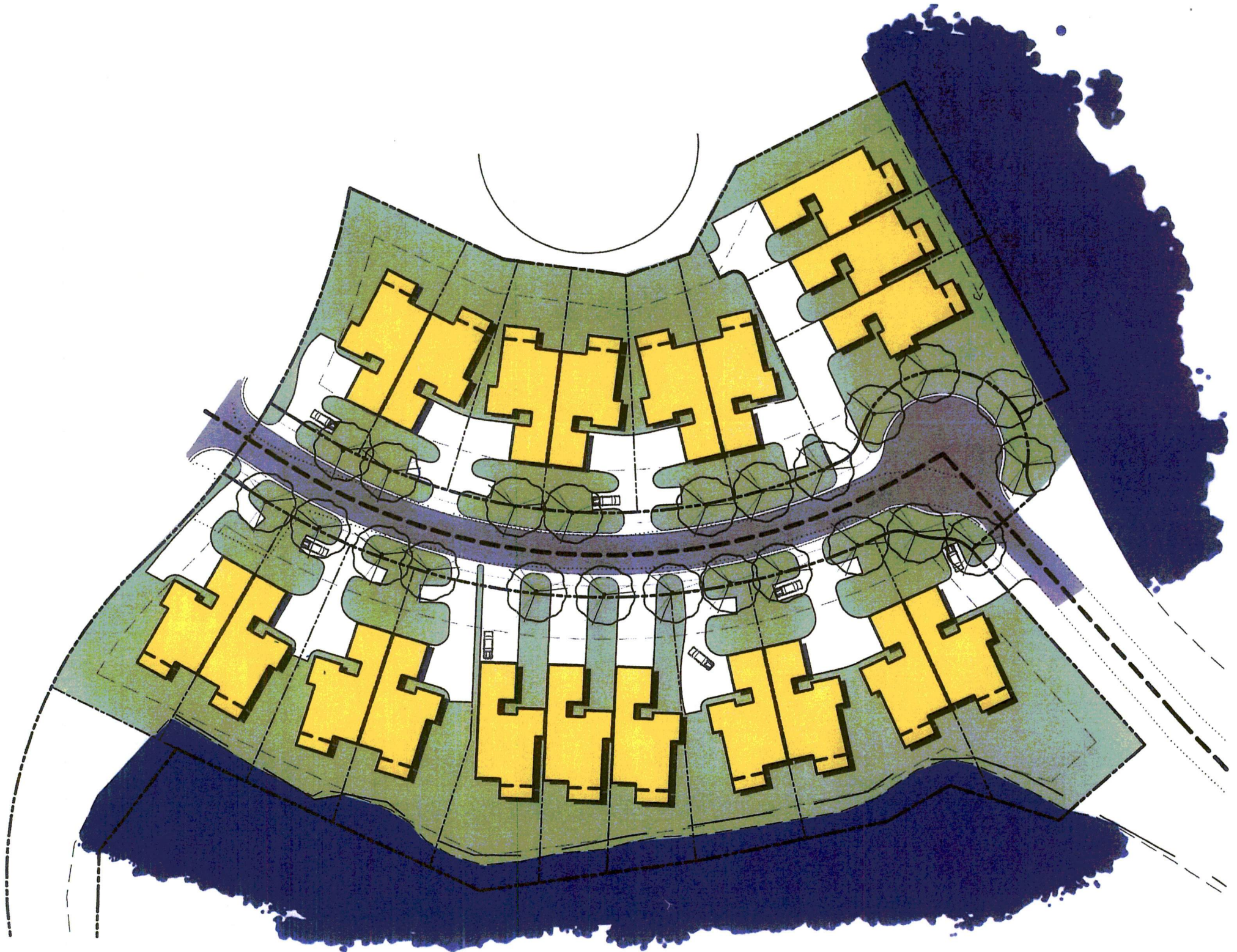
081A-02 -001/02.00

CAROLINE BLVD

081A-02 -001/02.00

MARTINIQUE DR



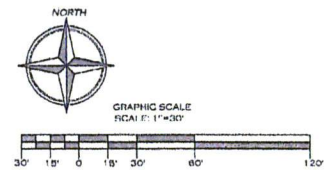




Martinique Townhomes

AT LAKE CAROLINE

This master plan has been prepared for the purpose of illustrating the general concept of the development. The Developer reserves the right to alter or revise the uses and locations illustrated on this plan without notice. All measurements and acreages shown are approximate.



DESCRIPTION - ADDITIONAL TOWNHOME PARCEL -
TRACT NO. 13

A parcel or tract of land containing **1.43 acres**, more or less, lying and being situated in the South 1/2 of Section 2, T8N-R1E, Madison County, Mississippi, being a part of the Caroline Twenty-Two, LLC property as described in Deed Book 539 at Page 247 of the Records of the Chancery Clerk of said Madison County at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the SE corner of said Section 2, T8N-R1E; run thence

South 00 degrees 15 minutes 54 seconds West for a distance of 349.99 feet; thence
North 89 degrees 43 minutes 27 seconds West for a distance of 823.64 feet; thence
Continue North 89 degrees 43 minutes 27 seconds West for a distance of 4433.02 feet to the
Easterly Right-of-Way of McMillan Road; thence

Along said Easterly Right-of-Way of said McMillan Road to points at each of the following
calls;

North 00 degrees 16 minutes 29 seconds West for a distance of 85.41 feet; thence
North 02 degrees 25 minutes 06 seconds East for a distance of 227.12 feet; thence
North 00 degrees 34 minutes 59 seconds West for a distance of 320.71 feet; thence
North 01 degrees 51 minutes 54 seconds West for a distance of 153.79 feet; thence
North 00 degrees 45 minutes 08 seconds West for a distance of 344.98 feet; thence
North 01 degrees 14 minutes 04 seconds West for a distance of 579.44 feet; thence
North 00 degrees 18 minutes 27 seconds West for a distance of 413.12 feet to the Southerly
Right-of-Way of Mississippi Highway No. 22; thence

Leaving said Easterly Right-of-Way of said McMillan Road, run North 81 degrees 12 minutes 31
seconds East along said Southerly Right-of-Way of said Mississippi Highway No. 22 for a
distance of 293.70 feet to the Westerly Right-of-Way of Caroline Boulevard, as shown on the
map or plat of Lake Caroline, Phase One, of the Records of the Chancery Clerk of said Madison
County at Canton, Mississippi; thence

Continue North 81 degrees 12 minutes 31 seconds East along said Southerly Right-of-Way of
said Mississippi No. 22 for a distance of 60.32 feet to the Easterly Right-of-Way of said Caroline
Boulevard; thence

Continue North 81 degrees 12 minutes 31 seconds East along said Southerly Right-of-Way of
said Mississippi Highway No. 22 for a distance of 247.00 feet; thence

Leaving said Southerly Right-of-Way of said Mississippi Highway No. 22, run along and adjacent to the waters edge of Lake Caroline, as it existed in January, 2007 to points at each of the following calls;

South 07 degrees 05 minutes 54 seconds East for a distance of 77.85 feet; thence
South 20 degrees 09 minutes 27 seconds East for a distance of 51.35 feet; thence
South 38 degrees 01 minutes 23 seconds East for a distance of 68.83 feet; thence
South 27 degrees 12 minutes 20 seconds East for a distance of 115.18 feet; thence
South 23 degrees 34 minutes 38 seconds East for a distance of 160.06 feet; thence

South 27 degrees 43 minutes 50 seconds East for a distance of 68.13 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue South 27 degrees 43 minutes 50 seconds East for a distance of 179.84 feet; thence

Leaving said adjacent waters edge, run South 62 degrees 16 minutes 10 seconds West for a distance of 32.33 feet; thence

122.99 feet along the arc of a 50.00 radius curve to the left, said arc having a 94.25 foot chord which bears South 81 degrees 48 minutes 05 seconds West; thence

18.88 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 18.18 foot chord which bears South 38 degrees 22 minutes 24 seconds West; thence

329.80 feet along the arc of a 325.00 foot radius curve to the right, said arc having a 315.83 foot chord which bears North 85 degrees 30 minutes 55 seconds West; thence

North 56 degrees 26 minutes 38 seconds West for a distance of 22.87 feet to the Easterly Right-of-Way of said Caroline Boulevard; thence

Along the Easterly Right-of-Way of said Caroline Boulevard, 135.93 feet along the arc of a 400.00 foot radius curve to the left, said arc having a 135.27 foot chord which bears North 20 degrees 14 minutes 16 seconds East; thence

Leaving the Easterly Right-of-Way of said Caroline Boulevard, run South 64 degrees 35 minutes 45 seconds East for a distance of 99.77 feet; thence

South 82 degrees 07 minutes 57 seconds East for a distance of 73.04 feet; thence
North 70 degrees 44 minutes 38 seconds East for a distance of 40.20 feet; thence
North 45 degrees 36 minutes 10 seconds East for a distance of 42.17 feet; thence

North 65 degrees 47 minutes 14 seconds East for a distance of 116.31 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

DESCRIPTION - TOWNEHOME PARCEL - TRACT NO. 4

A parcel or tract of land containing **2.98 acres**, more or less, lying and being situated in the South 1/2 of Section 2, T8N-R1E, Madison County, Mississippi, being a part of the Caroline Twenty-Two, LLC property as described in Deed Book 539 at Page 247 of the Records of the Chancery Clerk of said Madison County at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at the SE corner of said Section 2, T8N-R1E; run thence

South 00 degrees 15 minutes 54 seconds West for a distance of 349.99 feet; thence
North 89 degrees 43 minutes 27 seconds West for a distance of 823.64 feet; thence
Continue North 89 degrees 43 minutes 27 seconds West for a distance of 4433.02 feet to the Easterly Right-of-Way of McMillan Road; thence

Along said Easterly Right-of-Way of said McMillan Road to points at each of the following calls;

North 00 degrees 16 minutes 29 seconds West for a distance of 85.41 feet; thence
North 02 degrees 25 minutes 06 seconds East for a distance of 227.12 feet; thence
North 00 degrees 34 minutes 59 seconds West for a distance of 320.71 feet; thence
North 01 degrees 51 minutes 54 seconds West for a distance of 153.79 feet; thence
North 00 degrees 45 minutes 08 seconds West for a distance of 344.98 feet; thence
North 01 degrees 14 minutes 04 seconds West for a distance of 579.44 feet; thence
North 00 degrees 18 minutes 27 seconds West for a distance of 413.12 feet to the Southerly Right-of-Way of Mississippi Highway No. 22; thence

Leaving said Easterly Right-of-Way of said McMillan Road, run North 81 degrees 12 minutes 31 seconds East along said Southerly Right-of-Way of said Mississippi Highway No. 22 for a distance of 293.70 feet to the Westerly Right-of-Way of Caroline Boulevard, as shown on the map or plat of Lake Caroline, Phase One, of the Records of the Chancery Clerk of said Madison County at Canton, Mississippi; thence

Continue North 81 degrees 12 minutes 31 seconds East along said Southerly Right-of-Way of said Mississippi No. 22 for a distance of 60.32 feet to the Easterly Right-of-Way of said Caroline Boulevard; thence

Continue North 81 degrees 12 minutes 31 seconds East along said Southerly Right-of-Way of said Mississippi Highway No. 22 for a distance of 247.00 feet; thence

Leaving said Southerly Right-of-Way of said Mississippi Highway No. 22, run along and adjacent to the waters edge of Lake Caroline, as it existed in January, 2007 to points at each of the following calls;

South 07 degrees 05 minutes 54 seconds East for a distance of 77.85 feet; thence
South 20 degrees 09 minutes 27 seconds East for a distance of 51.35 feet; thence
South 38 degrees 01 minutes 23 seconds East for a distance of 68.83 feet; thence
South 27 degrees 12 minutes 20 seconds East for a distance of 115.18 feet; thence
South 23 degrees 34 minutes 38 seconds East for a distance of 160.06 feet; thence
South 27 degrees 43 minutes 50 seconds East for a distance of 247.97 feet; thence

Leaving said waters edge of said Lake Caroline, run South 62 degrees 16 minutes 10 seconds West for a distance of 32.33 feet to the **POINT OF BEGINNING** of the herein described property; thence

122.99 feet along the arc of a 50.00 foot radius curve to the left, said arc having a 94.25 foot chord which bears South 81 degrees 48 minutes 05 seconds West; thence

18.88 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 18.18 foot chord which bears South 38 degrees 22 minutes 24 seconds West; thence

329.80 feet along the arc of a 325 foot radius curve to the right, said arc having a 315.83 foot chord which bears North 85 degrees 30 minutes 55 seconds West; thence

North 56 degrees 26 minutes 38 seconds West for a distance of 22.87 feet to the Easterly Right-of-Way of said Caroline Boulevard; thence

Along said Easterly Right-of-Way of said Caroline Boulevard to points at each of the following calls;

118.32 feet along the arc of a 400.00 foot radius curve to the right, said arc having a 117.89 foot chord which bears South 38 degrees 26 minutes 48 seconds West; thence

308.30 feet along the arc of a 260 foot radius curve to the left, said arc having a 290.55 foot chord which bears South 12 degrees 57 minutes 17 seconds West; thence

Leaving said Easterly Right-of-Way of said Caroline Boulevard, run North 71 degrees 44 minutes 30 seconds East for a distance of 31.24 feet to the waters edge of Lake Caroline, as it existed in January, 2007; thence

Along and adjacent to the waters edge of Lake Caroline, as it existed in January, 2007 to points at each of the following calls;

North 07 degrees 56 minutes 29 seconds East for a distance of 45.24 feet; thence
North 01 degrees 36 minutes 54 seconds East for a distance of 56.65 feet; thence
North 37 degrees 18 minutes 04 seconds East for a distance of 75.36 feet; thence

South 64 degrees 28 minutes 17 seconds East for a distance of 198.34 feet; thence
North 82 degrees 19 minutes 40 seconds East for a distance of 129.61 feet; thence
North 78 degrees 17 minutes 32 seconds East for a distance of 112.35 feet; thence
North 60 degrees 06 minutes 09 seconds East for a distance of 42.27 feet; thence
South 72 degrees 14 minutes 45 seconds East for a distance of 67.69 feet; thence

Leaving said waters edge of said Lake Caroline, run North 48 degrees 32 minutes 24 seconds
East for a distance of 66.49 feet; thence

North 41 degrees 27 minutes 36 seconds West for a distance of 154.25 feet; thence

North 48 degrees 32 minutes 24 seconds East for a distance of 50.00 feet; thence

17.45 feet along the arc of a 20.00 foot radius curve to the right, said arc having a 16.90 foot
chord which bears North 16 degrees 27 minutes 46 seconds West; thence

31.65 feet along the arc of a 50.00 foot radius curve to the left, said arc having a 31.12 foot chord
which bears North 09 degrees 35 minutes 53 seconds West to the **POINT OF BEGINNING** of
the above described parcel or tract of land.