

APPLICATION FOR VARIANCE

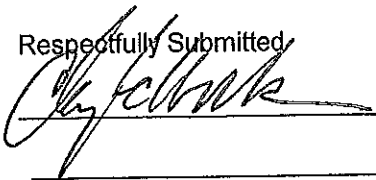
Reducing Landscape Buffer from 15 feet to 3 feet

Applicant CRADDOCK OIL COMPAMY P.O. BOX 1430 McCOMB, MS 39649	Street Address of Property (if different address): 1210 Gluckstadt Road Canton, MS 39046
---	---

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
6-30-2015	C-2 COMMERCIAL	See (Exhibit A)	82E-21-020/00.00	X	See (Exhibit B)

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

Respectfully Submitted,



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 _____

CRADDOCK OIL COMPANY, INC.

#1 Berthadale Road • P.O. Box 1430
McComb, Mississippi 39649

Phone (601) 684-5641
Fax (601) 684-2068

6/29/2015

County of Madison
Planning and Zoning Department

Mr. Scott Weeks

We are respectfully requesting a variance of 12 feet off of the 15 foot landscaping that is required by the county's zoning ordinance. Due to the recent reconstruction of Gluckstadt Road that runs parallel to our Exxon/Krystal Hamburger located at 1210 Gluckstadt Road, Gluckstadt, MS, we have lost 30' of property depth along Gluckstadt Road. We have also lost a strip of land approximately 60' wide and 240' in length, running south to north on the entire east side of our property. This has created an unsafe situation for our customers' ability to maneuver safely on our lot. Therefore, we are going to demolish and rebuild our operation in efforts to alleviate the congestion. The county's 15' of required landscaping depth in addition to the 45' of the state's easement will create a very large space across the front of our property and greatly reduce the maneuverability around our location after construction. Not only will the additional 12' gained help with the congestion, but will assist us in complying with the county's zoning ordinance's parking spot requirements. Within the 3 foot we will have area lighting and landscaping. We have also contacted the Mississippi Department of Transportation and requested permission to landscape a portion of their 45' and maintain the entire easement. They have agreed to issue a permit when it is applied for. If the variance is granted, the 3' of landscaping and 45' of State owned easement will be landscaped attractively and tastefully, in accordance within county and state requirements. If you have any further questions, please do not hesitate to contact me at 601-551-5002.



V/R

Clayton C. Hooks
Construction Department Manger
Craddock Oil Company, Inc.

Gluckstadt Road Realty, LLC

Subsidiary of Craddock Oil Company, Inc.

(Exxon Convenience Store / Krystal Hamburger)
(1210 Gluckstadt Road, Gluckstadt, MS 39110)

A property description of two tracts or parcels of land lying in the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 2 East and being a portion of Lot 1 of the Gluckstadt Business Park (Plat Cabinet C, Slide 175B) and a portion of Deed Book 1833, Page 308 all in Madison County, Mississippi. The following descriptions are based on Mississippi State Plane Coordinate System, West Zone, NAD 83/93, U.S. Survey Feet, Grid Values and being more particular described as follows, to wit:

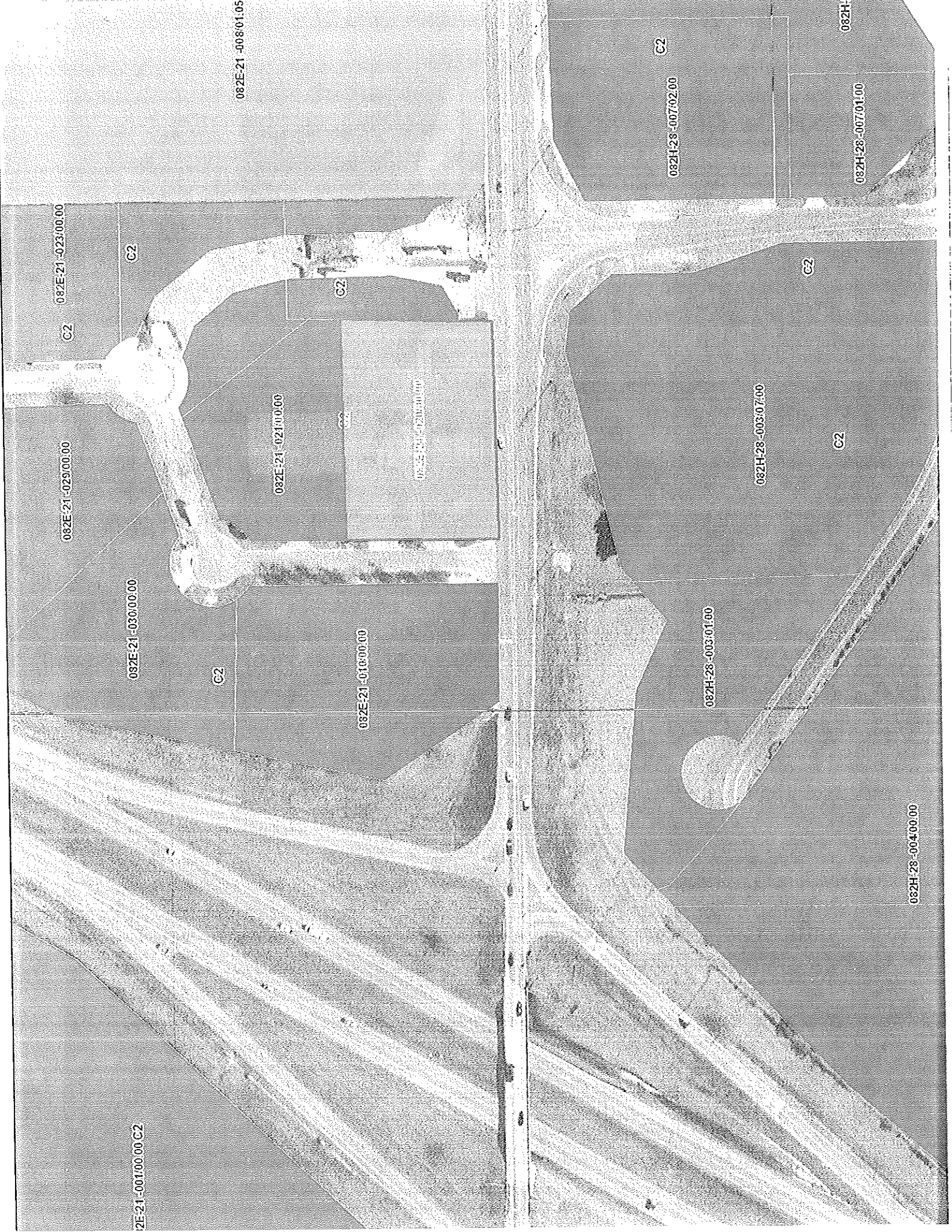
Parcel 1

Beginning at a found concrete monument located at the Northwest corner of parcel two as described in Deed Book 1833, Page 308, records of the Chancery Clerk's Office, Madison County, Mississippi; also being the Southwest corner of Lot 3 of said Gluckstadt Business Park (Plat Cabinet C, Slide 175B) and said point being 252.06 feet North of and 2810.64 feet West of a found 2" pipe located at the Southeast corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; thence along the South line of said Lot 3 run, North 89 degrees 55 minutes 54 seconds East for a distance of 73.18 feet to a found #5 rebar located at the intersection of said South line and the existing West right-of-way line of Industrial Drive Extension according to the plans for the Mississippi Department of Transportation Project Number 103063-201000; thence along said existing West right-of-way line run, South 01 degrees 01 minutes 46 seconds East for a distance of 131.21 feet to a found #6 rebar with brass disc; thence continue along said existing West right-of-way line run, South 12 degrees 19 minutes 31 seconds West for a distance of 70.10 feet to a found #6 with brass disc set in the southerly edge of a concrete parking area, and being located at the intersection of said existing West right-of-way line and the existing North right-of-way line of Gluckstadt Road according to said plans for Project Number 103063-201000; thence along said existing North right-of-way line run, South 60 degrees 00 minutes 13 seconds West for a distance of 44.98 feet to a found #6 rebar with brass disc set in the southerly edge of a concrete parking area located on said existing North right-of-way line; thence continue along said existing North right-of-way line run, South 89 degrees 28 minutes 37 seconds West for a distance of 23.38 feet to a #5 rebar located on said existing North right-of-way line; thence continue along said existing North right-of-way line run, South 00 degrees 25 minutes 30 seconds West for a distance of 4.95 feet to a #5 rebar located on said existing North right-of-way line; thence continue along said existing North right-of-way line run, South 89 degrees 59 minutes 28 seconds West for a distance of 251.33 feet to a found scribed "X" in the northerly edge of a concrete curb inlet, and being located at the intersection of said existing North right-of-way line and the existing East right-of-way line of Business Park Drive according to said plans for Project Number 103063-201000; thence along said existing East right-of-way line run, North 39 degrees 09 minutes 34 seconds West for a distance of 75.01 feet to a scribed

"X" in a concrete driveway entrance; thence continue along said existing East right-of-way line run, North 00 degrees 14 minutes 08 seconds East for a distance of 121.77 feet to a found #4 rebar located at the Northwest corner of Lot 1 of said Gluckstadt Business Park; thence along the North line of said Lot 1 run, North 89 degrees 43 minutes 38 seconds East for a distance of 299.63 feet to a found #4 rebar (disturbed) located at the Northeast corner of said Lot 1, said point also being the Southeast corner of Lot 2 of said Gluckstadt Business Park; thence along the East line of said Lot 2 run, North 00 degrees 27 minutes 11 seconds East for a distance of 45.93 feet back to the **Point of Beginning**, containing 1.57 acres (68207 square feet), more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi.

Parcel 2

Beginning at a found #4 rebar located at the intersection of the East line of parcel two as described in Deed Book 1833, Page 308, records of the Chancery Clerk's Office, Madison County, Mississippi and the existing North right-of-way line of Gluckstadt Road according to the plans for Mississippi Department of Transportation Project Number 103063-201000, and said point being 62.02 feet North of and 2645.06 feet West of a found 2" pipe located at the Southeast corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; thence along said existing North right-of-way line run, North 53 degrees 42 minutes 11 seconds West for a distance of 21.59 feet to a found #6 rebar with brass disc located at the intersection of said existing North right-of-way line and the existing East right-of-way line of Industrial Park Extension according to said plans for Project Number 103063-201000; thence along said existing East right-of-way line run, North 15 degrees 09 minutes 27 seconds West for a distance of 48.89 feet to a found #6 rebar with brass disc located on said existing East right-of-way line; thence continue along said existing East right-of-way line run, North 00 degrees 58 minutes 12 seconds West for a distance of 130.24 feet to a #5 rebar located at the intersection of said existing East right-of-way line and the South line of Lot 3 of the Gluckstadt Business Park of record in Plat Cabinet C, Slide 175B, records of the Chancery Clerk's Office, Madison County, Mississippi; thence along said South line run, North 89 degrees 55 minutes 54 seconds East for a distance of 31.96 feet to a found #4 rebar located at the Northeast corner of said parcel two of Deed Book 1833, Page 308, also being on the East line of Southwest Quarter of said Section 21; thence along the East line of said parcel two run, South 00 degrees 07 minutes 41 seconds East for a distance of 190.23 feet back to the **Point of Beginning**, containing 0.12 acres (5268 square feet), more or less, and being situated in the Southeast Quarter of the Southwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi.



082E-21-008'01.05

082E-21-023'00.00

C2

082E-21-029'00.00

082E-21-030'00.00

C2

082E-21-021'00.00

C2

082E-21-010'00.00

082E-21-021'00.00

C2

082H-28-007'02.00

082H-2

082H-28-007'01.00

C2

082H-28-003'07.00

C2

082H-28-003'01.00

082H-28-004'00.00

082E-21-001'00.00 C2