

APPLICATION FOR SPECIAL EXCEPTION

Name and Address of Applicant: MAK, LLC Marcus Kirby / Nathan Banks 105 Woodkirk Green Cove Brandon, MS 39047	Street Address of Property (if different address): 2968 Hwy 22 Canton, MS 39046
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
10.30.15	AGR 1	See (Exhibit A)		X	See (Exhibit B)

Other Comments: As per Article 2605 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Marcus Kirby, MAK, LLC.



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 _____

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF ZONING OF CERTAIN LAND SITUATED IN SECTION 4, TOWNSHIP 8
NORTH, RANGE 1 EAST MADISON COUNTY, MISSISSIPPI

PETITIONER:

MAK LLC., MARCUS KIRBY AND NATHAN BANKS

PETITION TO ZONE FOR CONDITIONAL USE REAL PROPERTY

Comes now MAK LLC., Marcus Kirby and Nathan Banks, owner once purchase contract is executed, contingent upon conditional use zoning and positive soil test results, of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, for Conditional Use a tract or parcel of land, being of 24.88 acres situated in Madison County, Mississippi, more particularly described as follows, to-wit:

See Exhibit A

from its present Zoning District Classification of Agricultural District to a Conditional Use Agricultural District.

The purpose of the conditional use request is the restoration of an early 19th century barn for use as a bed and breakfast bridal suite and wedding venue site. This will be a replication of an existing venue currently located in Hattiesburg, MS.

WHEREFORE, PREMISES CONSIDERED, Petitioners respectfully request that this petition be received, and after due consideration, the Board of Supervisors of Madison County will enter an order amending the land use plan to reflect Conditional Use Agricultural zoning, and reclassifying this property from its present Agricultural District classification to a Conditional Use Agricultural District.

Respectfully submitted, this 30th day of October, 2015.

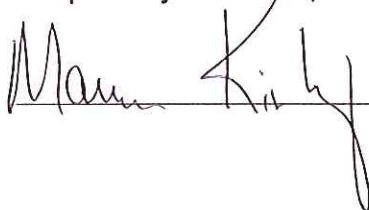
 _____, Petitioner

Exhibit A

DESCRIPTION OF 24.88 ACRES FROM A TRACT OWNED BY
CHISOLM TRAILS, LP

INDEXING INSTRUCTIONS: S ½ of NW ¼ and N ½ of SW ¼ of Sec. 2, T-8-N, R-1-E,
Madison County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, NAVD88, grid values, using a scale factor of 0.999952788 and a convergence angle of (+) 00 degrees 05 minutes 10 seconds at the **Point of Beginning** derived using the U.S.M. RTK/VRS network.

COMMENCING at a found 1/2" rebar being the southwest corner of Parcel "B" of the Martinique Part 1A, a subdivision recorded in the Chancery Clerk's Office of Madison County, in Plat Cabinet "D", at Slide 176, said southwest corner being at the intersection of the east right of way line of Caroline Boulevard and the north right of way line of Martinique Drive, as both exist this date, (May, 2015);

THENCE run North 89°59'24" East, 49.27 feet to a point;

THENCE run North 00°00'36" East 1275.67 feet to a 1/2" rebar found marking the southwest corner of a parcel described in Book 2107, page 284, owned by the Madison County Wastewater Authority, and being on the existing north right of way line of Mississippi State Highway No. 22, (100' ROW);

THENCE run along said right of way line, North 81°04'08" East, 113.00 feet to a 1/2" rebar found at the southeast corner of the Madison County Wastewater Authority parcel and the **POINT OF BEGINNING** of the 24.88 acre tract described below:

THENCE leaving said right of way line, run along the east line of the Madison County Wastewater Authority parcel, North 08°51'10" West, 110.07 feet to a 1/2" rebar found at its northeast corner, said point having a value of N:1115350.48, E:2345910.76 on the above referenced coordinate system;

THENCE run North 23°32'08" East, 128.64 feet to a 1/2" rebar set;

THENCE run North 05°07' 05" West, 1159.19 feet to a 1/2" rebar set said point having a value of N:1116622.99, E:2345858.72 on the above referenced coordinate system;

THENCE run South 89°59' 28" East, 830.33 feet to a 1/2" rebar set;

THENCE run South 02°34'19" East, 190.30 feet to a 1/2" rebar set;

THENCE run South 08°22'41" East, 781.92 feet to a 1/2" rebar set;

THENCE run South 33°43'04" West, 374.13 feet to a concrete right of way monument found at highway station 494+77.70 on the north right of way line of said Mississippi State Highway No. 22;

THENCE along said north right of way line, run South 81° 04' 08" West, 684.44 feet to the **POINT OF BEGINNING**, containing 24.88 acres, more or less, and being situated in the South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section 2, Township 8 North, Range 1 East, Madison County, in the Great State of Mississippi.

Prepared this day, October 25, 2015, by:

Richard T. Tolbert, PLS
Madison County Surveyor
100 Old Orchard Road
Madison, MS 39110
601-750-1669 (cell)



A handwritten signature in black ink that reads "Richard T. Tolbert".

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

Survey is valid only if print has original seal and signature of surveyor.

This property may be subject to recorded or unrecorded easements, rights-of-way or other encumbrances which are not evident to the surveyor, but which would be revealed by a Title Search performed by an attorney.

CHISOLM TRAILS, L.P.

S 89°59'28" E 830.33'

N:1116622.86
E:2346689.05

N:1116622.99
E:2345958.72

REFERENCES:

- R- BOOK 2107, PAGE 284
- R1- BOOK 386, PAGE 324
- R2- HWY PLANS NO. FAS-S-515-1(1)

N:1116432.75
E:2346697.59

CANTON MUNICIPAL UTILITIES, BOOK 1858, PAGE 290
WITHIN THIS EASEMENT:
OVERHEAD POWER; SEWER FORCE MAIN; WATER; GAS.

**PARCEL A
24.88 ACRES
PARTITIONED FROM THE LANDS OF
CHISOLM TRAILS, L.P.
BOOK 386, PAGE 324**

CHISOLM TRAILS, L.P.

BEARINGS BASED ON UNIV. OF SOUTHERN MISSISSIPPI RTK/VRS GPS NETWORK, HAVING A SCALE FACTOR OF 0.999952788 AND A CONVERGENCE ANGLE OF 0°05'10" ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, (WEST ZONE-GRID), NAD83, NAVD 88, GEOID12B



Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building set back lines; restrictive; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

SW 1/4 OF NW 1/4 SE 1/4 OF NW 1/4
NW 1/4 OF SW 1/4 NE 1/4 OF SW 1/4

MADISON COUNTY WASTEWATER AUTHORITY BK 2107, PG 284.

N:1115468.42 N:1115350.48
E:2345962.13 E:2345910.76

HWY STA. 494+77.70
CONCRETE ROW MON.
N:1115347.98
E:2346603.84

PARCEL B

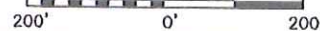
S 81°01'58" W 113.07'
S 08°53'28" E 110.00'
N 23°32'08" E 128.64'
(R-S08°52'52"E, 110.00')
N 08°51'10" W 110.07'
(R1-N80°52'39"E)
S 81°04'08" W 684.37'
(R2-N77°14"E)
P.O.B. (BURIED DEEP)
N:1115241.72
E:2345927.70
(R-S81°07'08" w)
N 81°04'08" E 113.00'

P.O.C. THE SOUTHWEST CORNER OF PARCEL "B" OF THE MARTINQUE PART 1A, A SUBDIVISION OF RECORD IN PLAT CABINET "D", AT SLIDE 176. (SAME BEING P.O.C. IN BK 2107, PG 284) NE CORNER OF CAROLINE BLVD. & MARTINQUE DRIVE
(R-EAST) N 89°59'24" E 49.27'
(R-NORTH) N 00°00'35" W 1275.57'

- LEGEND**
- 1/2" REBAR FOUND
 - X-X-X- EXISTING FENCE
 - P- POWER LINE
 - POWER POLE
 - 1/2" REBAR SET

CHORD: S 75°50'15" W 252.09'
A252.44'
R1382.40'
D10°27'46"

DATE OF FIELD WORK 2015-10-23



Richard T. Tolbert
RICHARD T. TOLBERT
LICENSED PROFESSIONAL SURVEYOR
PS-2005
STATE OF MISSISSIPPI
PRELIMINARY UNLESS SIGNED

PLAT SHOWS SURVEY OF 24.88 ACRE TRACT FROM CHISOLM TRAILS, LP IN THE S 1/2 OF THE NW 1/4 AND THE N 1/2 OF THE SW 1/4 OF SECT. 2, T-8-N, R-1-E, MADISON COUNTY, MISSISSIPPI

RICHARD T. TOLBERT, PLS
MADISON COUNTY SURVEYOR
100 OLD ORCHARD ROAD, MADISON, MS 39110
TELEPHONE: (601)-750-1669 (CELL)

BEARINGS: U.S.M. RTK	DATE: 2015-10-25	JOB NO. MCS 217	SCALE: 1" = 200'
DRAWN BY: R. TOLBERT	CLASS B SURVEY	NOTES: ALL RTK	DWG = MCS 217

Gary Hawkins

2085 Main Street
Madison, MS 39110
601-927-3663
hawk3090@bellsouth.net

October 27, 2015

Scott Weeks (Zoning Administrator)
125 West North Street
Canton, MS 39110

Dear Scott,

This letter is to inform you that on behalf of Chisolm Trail Inc., we are in agreement with Marcus Kirby of MAK, LLC for the zoning permit application. Feel free to contact me at anytime by phone or email, and I'll be glad to assist you in anyway I can. You may also contact our Realtors, Jon David Johnson and Graham Wells with any questions or concerns you may have. You can reach Jon David by cell phone at 601-624-7288 or Graham at 601-941-5557.

Sincerely,

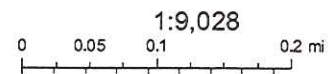


Gary Hawkins
Managing Partner, Chisolm Trails Inc.



MAK, L.L.C. 1 sign
 Special Exception
 S-117

- County Boundary
- Public
- PRIVATE ROAD
- PRIVATE
- Parcels



Scott Weeks

From: Marcus Kirby <marcustap@bellsouth.net>
Sent: Tuesday, December 01, 2015 12:26 PM
To: Scott Weeks
Subject: October Vehicle Count for the Barn at Bridlewood Hattiesburg

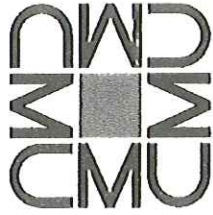
Scott

Please let me know if you need additional information. Thank you.

Marcus Kirby
marcustap@bellsouth.net
(601)259-0167

Barn at Bridlewood Vehicle Count for October 2015

In October 2015, the barn hosted 14 different events with an average car count of 63 vehicles per event. October is historically the second highest month for wedding events during the calendar year. During October, the low number of vehicles was 25 for a wedding rehearsal and the high was 130 for a donated community event held for Breast Cancer Awareness month. (This has been a highly attended event for the last few years and elevated the monthly car count numbers)



CANTON
MUNICIPAL
UTILITIES

November 2, 2015

Marcus Kirby

RE: 2968 Hwy 22, Canton, MS, 39046

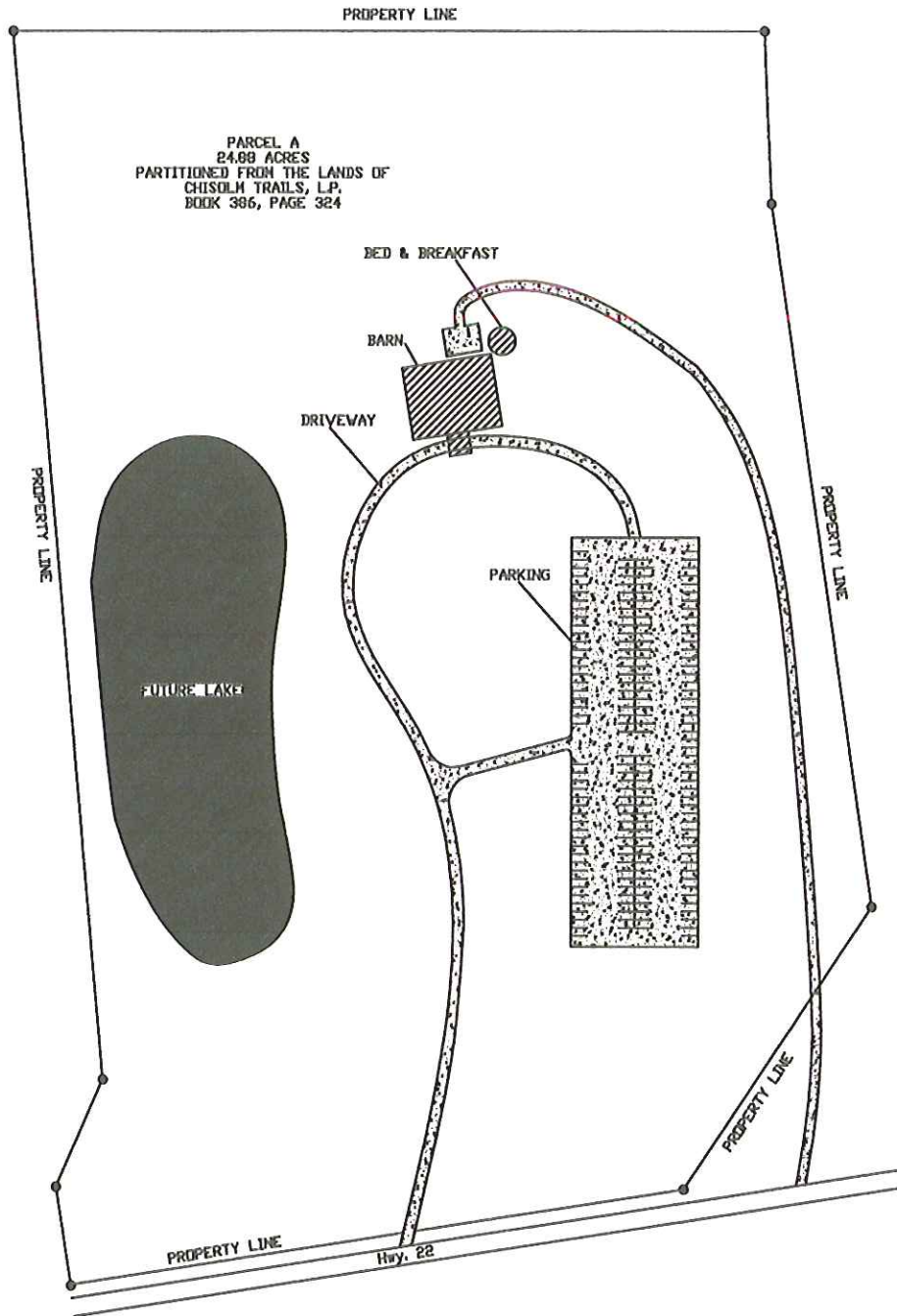
Dear Mr. Kirby,

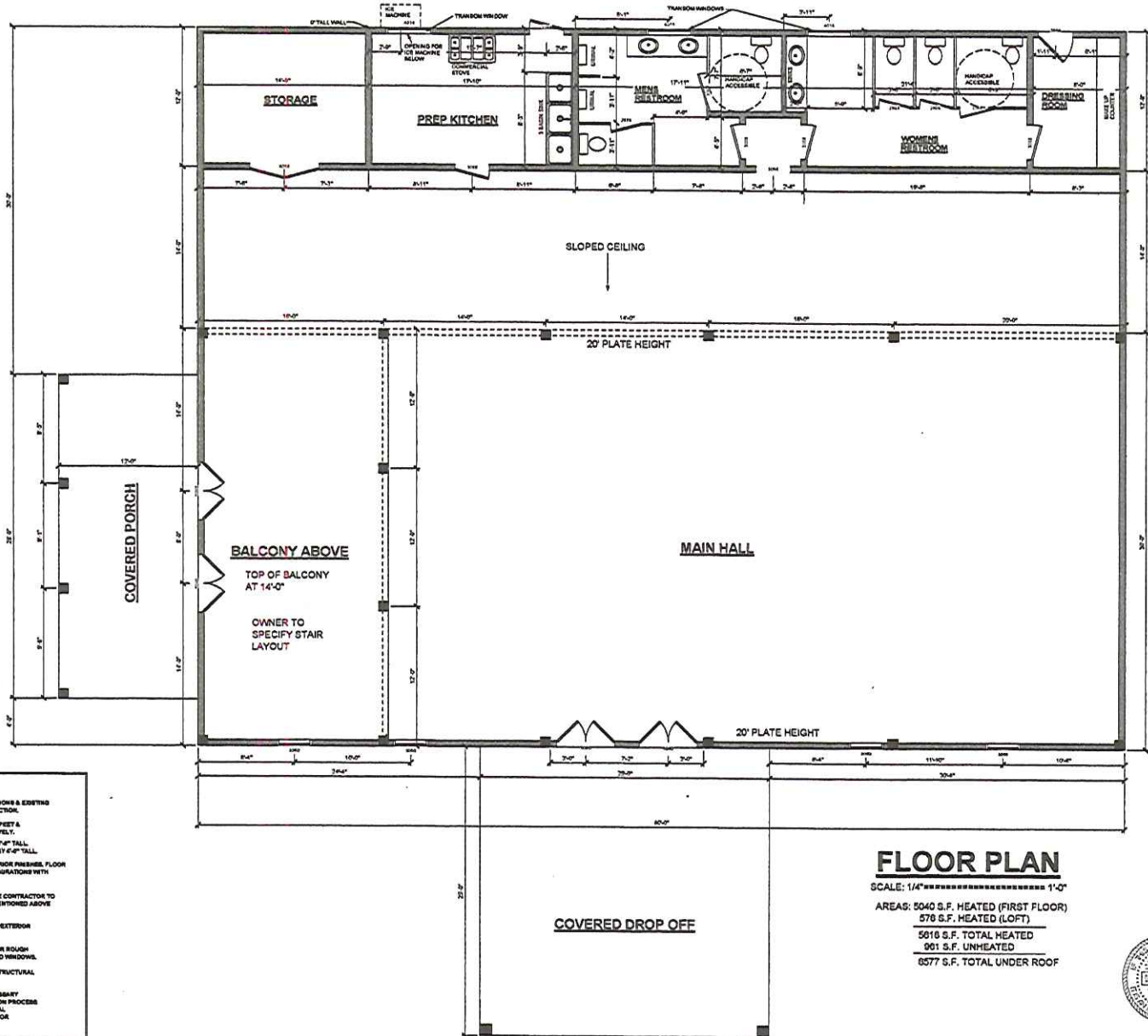
Canton Municipal Utilities will be providing utility services of water, sewer, and gas to your parcel of property along Hwy 22.

We look forward to working with you on this project. If you need any further assistance please feel free to contact me at the provided contacts.

Sincerely,

BARN VENUE HIGHWAY 22





NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.

DOOR & WINDOW SIZES ARE GIVEN IN FEET & INCHES IF WIDTH & HEIGHT RESPECTIVELY.

DOOR EXAMPLE: 36"X 7'-0" WIDE BY 6'-0" TALL.

WINDOW EXAMPLE: 24"X 7'-0" WIDE BY 6'-0" TALL.

CONTRACTOR SHALL VERIFY ALL EXTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED ABOVE PRIOR TO CONSTRUCTION.

REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL FINISHES.

REFER TO MANUFACTURERS SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOORS AND WINDOWS.

ALL BEAM SIZES TO BE VERIFIED BY STRUCTURAL ENGINEER.

CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING CONSTRUCTION PROCESS TO COMPLY WITH I.L.C. INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION, OR APPLICABLE CODES AT SITE.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREAS: 5040 S.F. HEATED (FIRST FLOOR)
578 S.F. HEATED (LOFT)
5616 S.F. TOTAL HEATED
901 S.F. UNHEATED
6577 S.F. TOTAL UNDER ROOF



RESIDENTIAL DESIGNS, INC.
6559 BURGWAY SW WEST, HATTISBURG, MS 39402
PHONE: (601) 284-4403 FAX: (601) 284-4489

Residential Designs, Inc. has prepared and seal and affix to the creation of this floor plan through the completion of a professional consultation with the client. The client is responsible for providing accurate and complete information for the preparation of this floor plan. Residential Designs, Inc. is not liable for any errors or omissions on the floor plan. The client is responsible for providing accurate and complete information for the preparation of this floor plan. Residential Designs, Inc. is not liable for any errors or omissions on the floor plan. The client is responsible for providing accurate and complete information for the preparation of this floor plan. Residential Designs, Inc. is not liable for any errors or omissions on the floor plan.

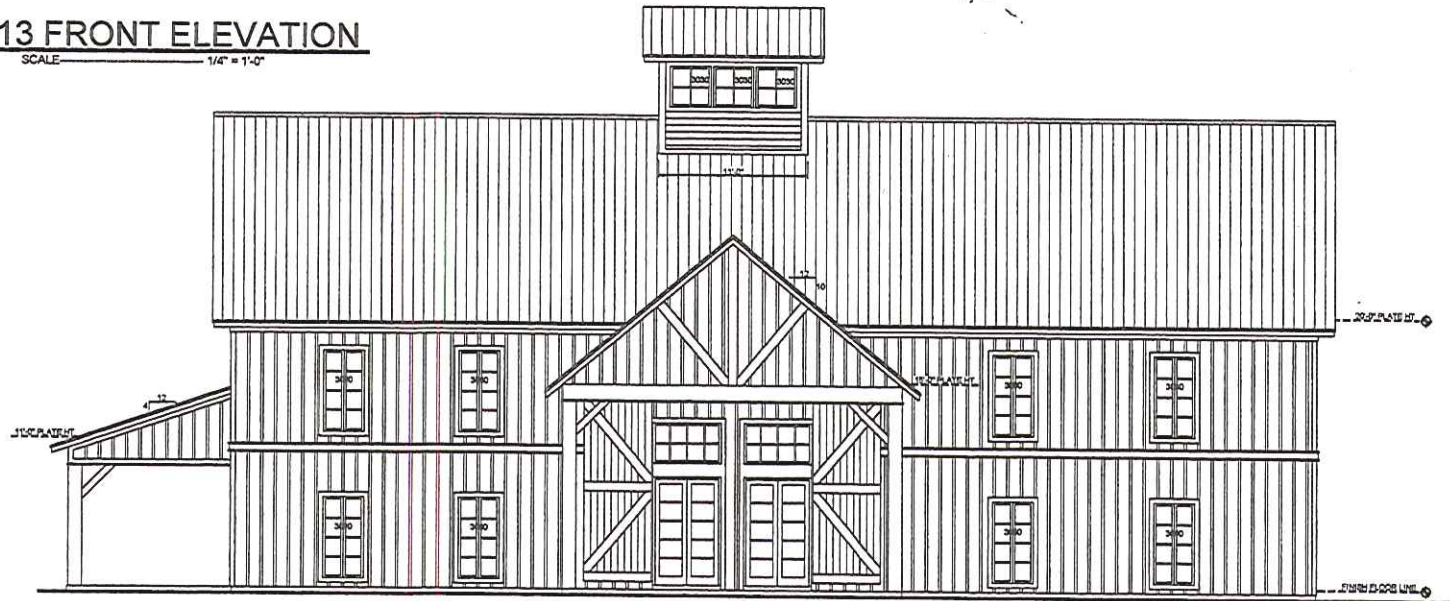
PERMIT ONLY TO:
NATHAN AND TORI BANKS

THE RIGHT TO BUILD AND ONLY ONE SET OF THESE FROM THESE PLANS IS LICENSED EXCLUSIVELY TO THE EXTERIOR LISTED ABOVE.
THESE PLANS ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNS, INC.
ANY AND ALL REPRODUCTIONS ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNS, INC.

DATE: 03/30/13
DRAWN BY: GSM
PROJECT NUMBER: 017-13
SHEET NUMBER 1
RESIDENTIAL DESIGNS, INC.

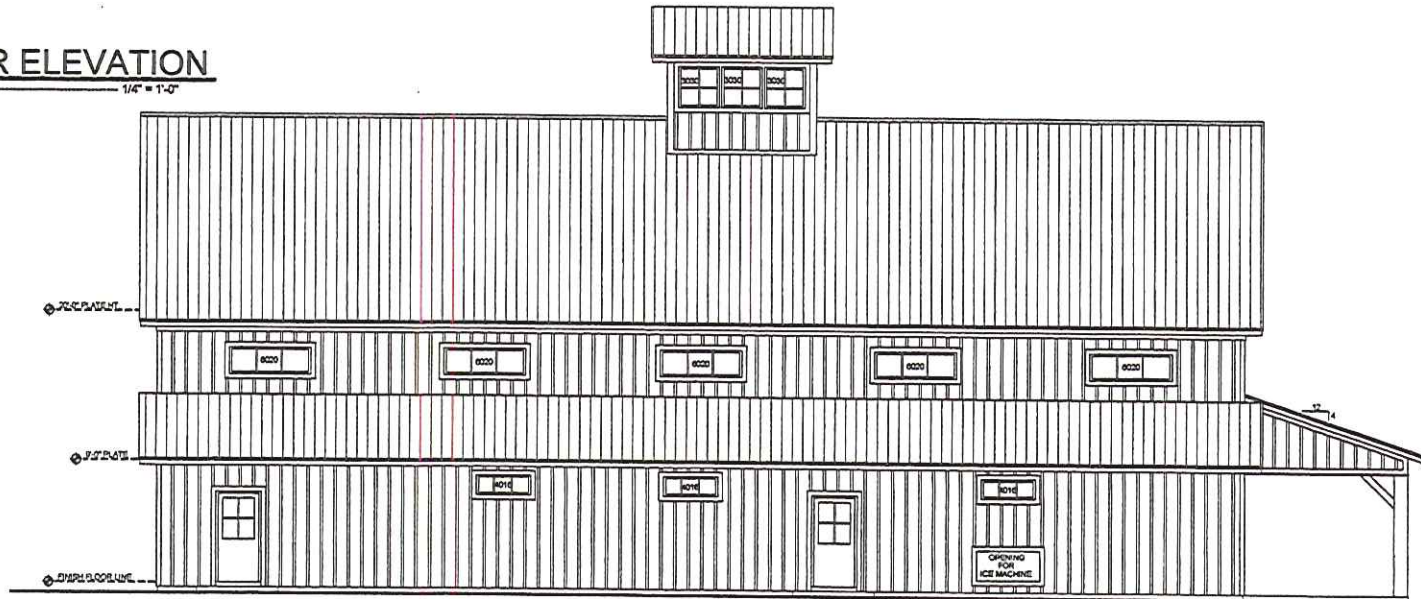
017-13 FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



RESIDENTIAL DESIGNS, INC.

6550 HIGHWAY 88 WEST, HATTISBURG, NH 35402
 PHONES: (601) 264-4493 FAX: (601) 264-4493
 Residential Designs, Inc. has received your contract and plans for the construction of your new construction. We warrant that the plans have been prepared in accordance with the applicable codes of the State of Mississippi and the local building codes of the jurisdiction in which the project is located. We warrant that the plans have been prepared in accordance with the applicable codes of the State of Mississippi and the local building codes of the jurisdiction in which the project is located. We warrant that the plans have been prepared in accordance with the applicable codes of the State of Mississippi and the local building codes of the jurisdiction in which the project is located.

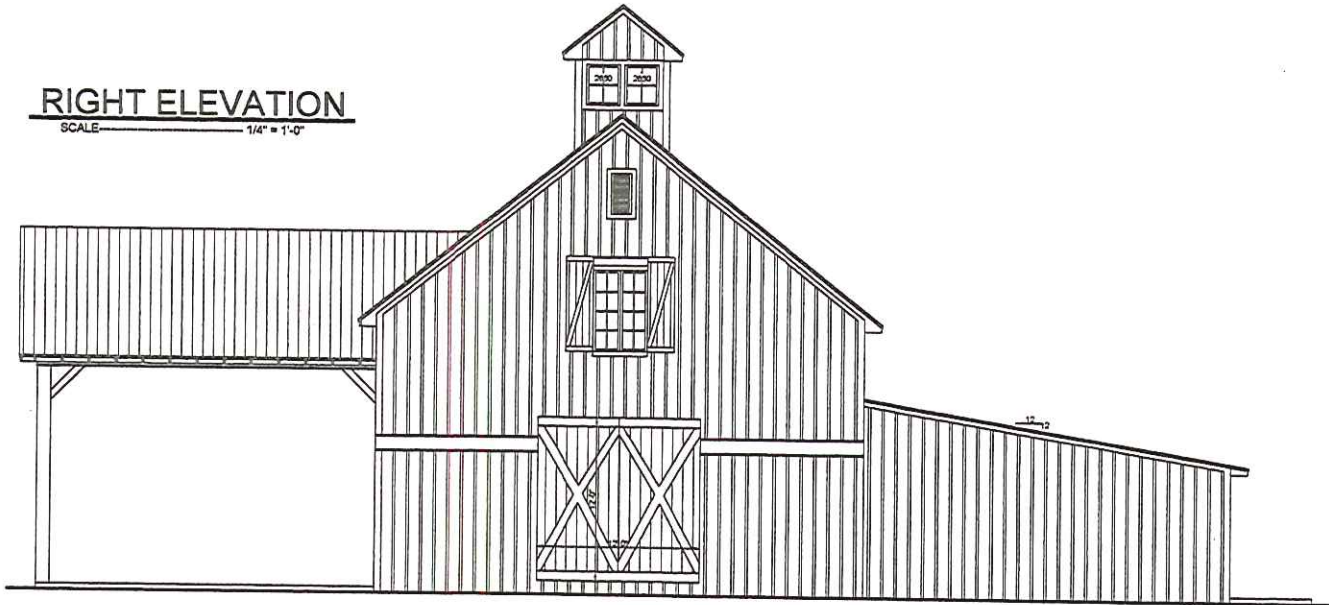
PERMIT ONLY TO:
NATHAN AND TORI BANKS

THESE PLANS ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNS, INC.
 ANY AND ALL REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS
 WRITTEN CONSENT OF RESIDENTIAL DESIGNS, INC.

DATE:	03/30/13
DRAWN BY:	GSM
PROJECT NUMBER:	017-13
SHEET NUMBER	2
RESIDENTIAL  DESIGNS, INC.	

RIGHT ELEVATION

SCALE $\frac{1}{4}" = 1'-0"$



LEFT ELEVATION

SCALE $\frac{1}{4}" = 1'-0"$



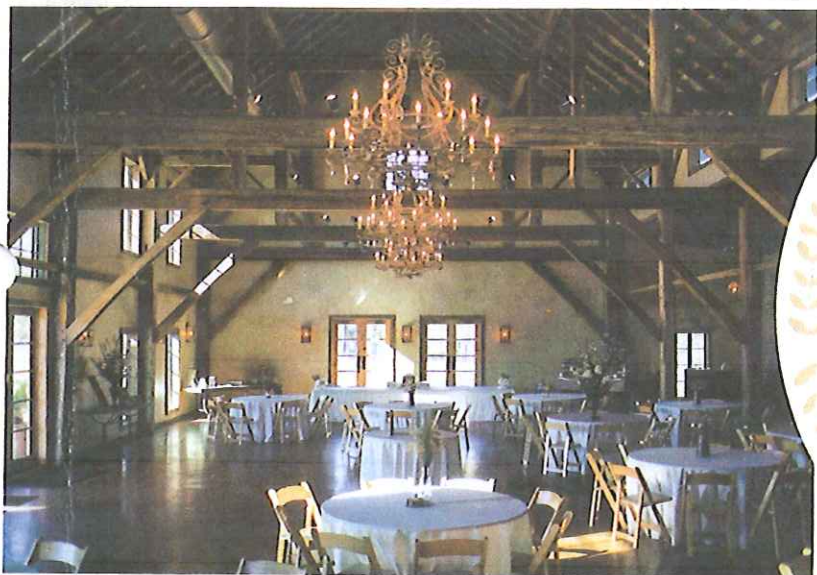
RESIDENTIAL DESIGNS, INC.
 6533 HIGHWAY 90 WEST, MATTHEWS, NC 28102
 PHONE: (919) 264-4403 FAX: (919) 264-4483

PERMIT ONLY TO:
NATHAN AND TORI BANKS

Residential Designs, Inc. has prepared these plans and acted as the architect of this house. Approval and completion of these construction documents does not constitute an endorsement or approval of the construction quality, materials or workmanship used by the contractor. For the best results, the contractor should consult with the manufacturer's instructions, standards or recommendations issued by the manufacturer. For the best results, the contractor should consult with the manufacturer's instructions, standards or recommendations issued by the manufacturer. For the best results, the contractor should consult with the manufacturer's instructions, standards or recommendations issued by the manufacturer. For the best results, the contractor should consult with the manufacturer's instructions, standards or recommendations issued by the manufacturer.

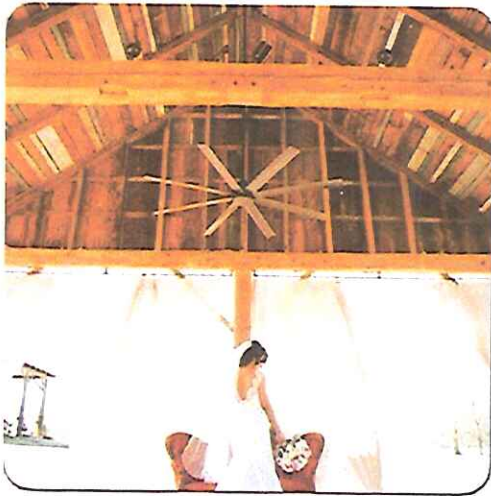
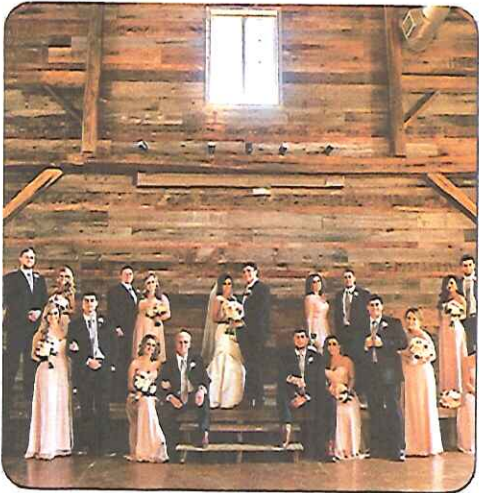
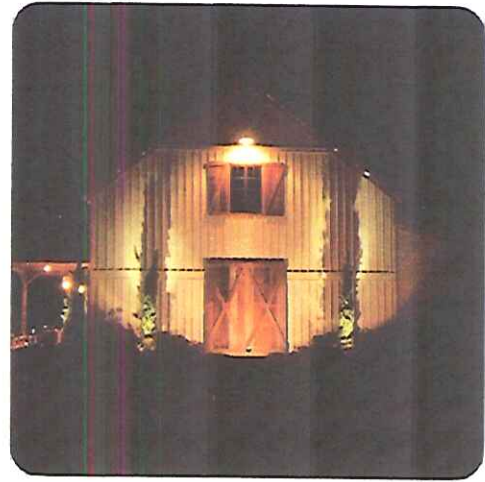
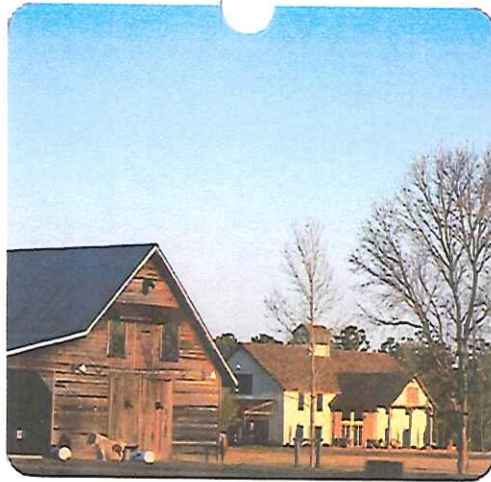
THESE PLANS ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNS, INC. ANY AND ALL REVISIONS MUST BE SUBMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF RESIDENTIAL DESIGNS, INC.

DATE:	03/30/13
DRAWN BY:	GSM
PROJECT NUMBER:	017-13
SHEET NUMBER	3
RESIDENTIAL	
DESIGNS, INC.	











SULLY CLEMMER PHOTOGRAPHY