

**BEFORE THE BOARD OF SUPERVISORS OF  
MADISON COUNTY, MISSISSIPPI**

**In Re: Petition to Rezone, Reclassify Real Property, Request for PURD Overlay and Amend the Comprehensive Plan with Respect to Certain Land Situated in Section 7, Township 9 North, Range 3 East, Madison County, Mississippi**

**Petitioner: Claridge and Associates, Inc., Leon Sellers and Tommie Pace Sellers**  
**Petitioner: Oil Mill Gin, LLC**

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

COMES NOW, Petitioners, Claridge and Associates, Inc., Leon Sellers and Tommie Pace Sellers, and Oil Mill Gin, LLC (collectively, the "Petitioners"), the respective owners of the tracts or parcels of real property located in Section 7, Township 9 North, Range 3 East, Madison County, Mississippi, more particularly described as follows:

SEE EXHIBIT A

and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify from its present Zoning District Classification of R-2 to a Zoning District Classification of R-4 with a Planned Unit Residential District Overlay. In support thereof, Petitioners do respectfully show as follows, to-wit:

1. The Real Property consists of two parcels, composed of 31.44 acres and 4.09 acres, respectively.
2. The zoning proposed (~~is~~) / **(is not)** in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. See EXHIBIT B for a list of changes and/or conditions that support rezoning.
4. See EXHIBIT C for additional supporting documentation.

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 R-4 zoning, and reclassifying this property from its present classification of R-2 to R-4 with a PURD Overlay, and amending the official Comprehensive Plan for Madison County consistent with the rezoning requested herein.

Respectfully submitted, this the 7<sup>th</sup> day of December, 2015.

**PETITIONERS:**

CLARIDGE AND ASSOCIATES, INC.

By: C. R. Montgomery  
C. R. Montgomery, President

Leon Sellers  
Leon Sellers, an individual

Tommie Pace Sellers  
Tommie Pace Sellers, an individual

OIL MILL GIN, LLC

By: Leon Sellers  
Name: \_\_\_\_\_  
Title: Pres

## EXHIBIT A

### Description of Property - 31.44 Acre Tract

A parcel or tract of land containing 31.44 acres, more or less, lying and being situated in Section 7, T9N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet to the POINT OF BEGINNING of the herein described property; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in March, 2006; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

259.62 feet along the arc of a 34327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 259.62 foot chord which bears North 11 degrees 05 minutes 00 seconds West; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 281.09 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway 16, run North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 177.64 feet to a point in Green Acres Road, as it existed in March, 2006; thence

Continue North along said Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to the NW corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

East along the Northerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 1323.70 feet to the NE corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to a point in said Green Acres Road; thence

Continue South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 1038.00 to the POINT OF BEGINNING of the above described parcel or tract of land.

Description of Property – 4.09 Acre Tract

A parcel of land containing 4.09 acres (178,312.66 square feet), more or less, being situated in the North ½ of the Southwest ¼ of Section 7, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at a found concrete monument marking the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 7; run thence West for a distance of 1265.87 feet (Deed 1267 feet); thence North for a distance of 272.29 feet (Deed 278 feet) to a point on the Western right of way line of Mississippi Highway No. 16 and the Point of Beginning for the parcel herein described; from said point of beginning, leave said right of way and run West for a distance of 576.72 feet (Deed 589 feet) to a point on the Eastern right of way line of the Illinois Central Railroad; thence run along said railroad right of way North 10 degrees 25 minutes 00 seconds East for a distance of 312.20 feet; thence leave said right of way and run East for a distance of 319.49 feet; thence North 11 degrees 11 minutes 53 seconds West for a distance of 140.00 feet; thence East for a distance of 140.00 feet to the Western right of way line of Mississippi Highway No. 16; thence run along said right of way South 11 degrees 11 minutes 53 seconds East for a distance of 140.00 feet; thence continue along said right of way line South 11 degrees 11 minutes 53 seconds East for a distance of 313.01 feet (Deed S 10 degrees 47 minutes East 312 feet) to the Point of Beginning.

**EXHIBIT B**

Changes and/or Conditions in Support of Rezoning

[See Attached]

The subject property is comprised of two (2) separate parcels on either side of Highway 16 West in an unincorporated Madison County, lying north of the City of Canton corporate limits. The eastern parcel is comprised of 31.44 acres and is currently vacant, undeveloped acreage, wooded acreage, and/or pasture land, with the exception of one rental dwelling and a burned-out, dilapidated dwelling. The western parcel is comprised of 4.09 acres and there are several vacant, dilapidated commercial and/or industrial buildings located on it, including an old cotton gin and supporting storage structures. Both of these parcels are currently zoned R-2. The most significant change in the land use character of the area was the rezoning of the 4.09 acre tract from C-2 Commercial District to R-2 Residential District in 2015. The subject property was granted a letter of support by the Madison County Board of Supervisors on February 2, 2015, for two proposed low-income lease/purchase developments called Walker Place and Kyndal Place, respectively. It is the petitioners' desire to rezone the same property from its current R-2 designation to R-4 with a Planned Unit Residential District Overlay. This will allow for the construction of much needed lease/ purchase townhouses on the subject property.

The Madison County Comprehensive Plan adopted in March of 2012 states that Madison County is one of the state's top five (5) fastest growing counties. The County's Comprehensive Plan anticipates the need for 707 additional townhouses in the next twenty (20) years. It is the petitioners' belief that a public need exists for additional land to be zoned for townhouse development in order to meet this projected demand, as outlined in the County's Comprehensive Plan.

Ledic Management Group, which manages several affordable housing developments off of King Ranch Road in unincorporated Madison County, has provided a letter confirming a need for approximately 375 more dwelling units based on existing waiting lists at the following subdivisions: Parkview Estates, Marabella Estates, and Kingston Place.

The Madison County Land Use and Thoroughfares Plan designates Highway 16 West as a Principal Arterial Road and Green Acres Drive as a Minor Arterial Road. Both of these road designations would support medium or higher density residential development, as proposed by this petition. The purpose and intent of the R-4 Townhouse Residential District, as outlined in the Madison County Zoning Ordinance, is to provide areas for development of two to four-family townhouse subdivisions within moderately spacious surroundings. The use of this district is appropriate as a transition between lower density residential districts and commercial uses.

For all of the foregoing reasons, the applicants respectfully request that the Madison County Planning Commission recommend to the Madison County Board of Supervisors approval of this rezoning request.

**EXHIBIT C**

Additional Supporting Documentation

[See Attached]

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# Madison County Land Use & Thoroughfares Plan December, 2011
























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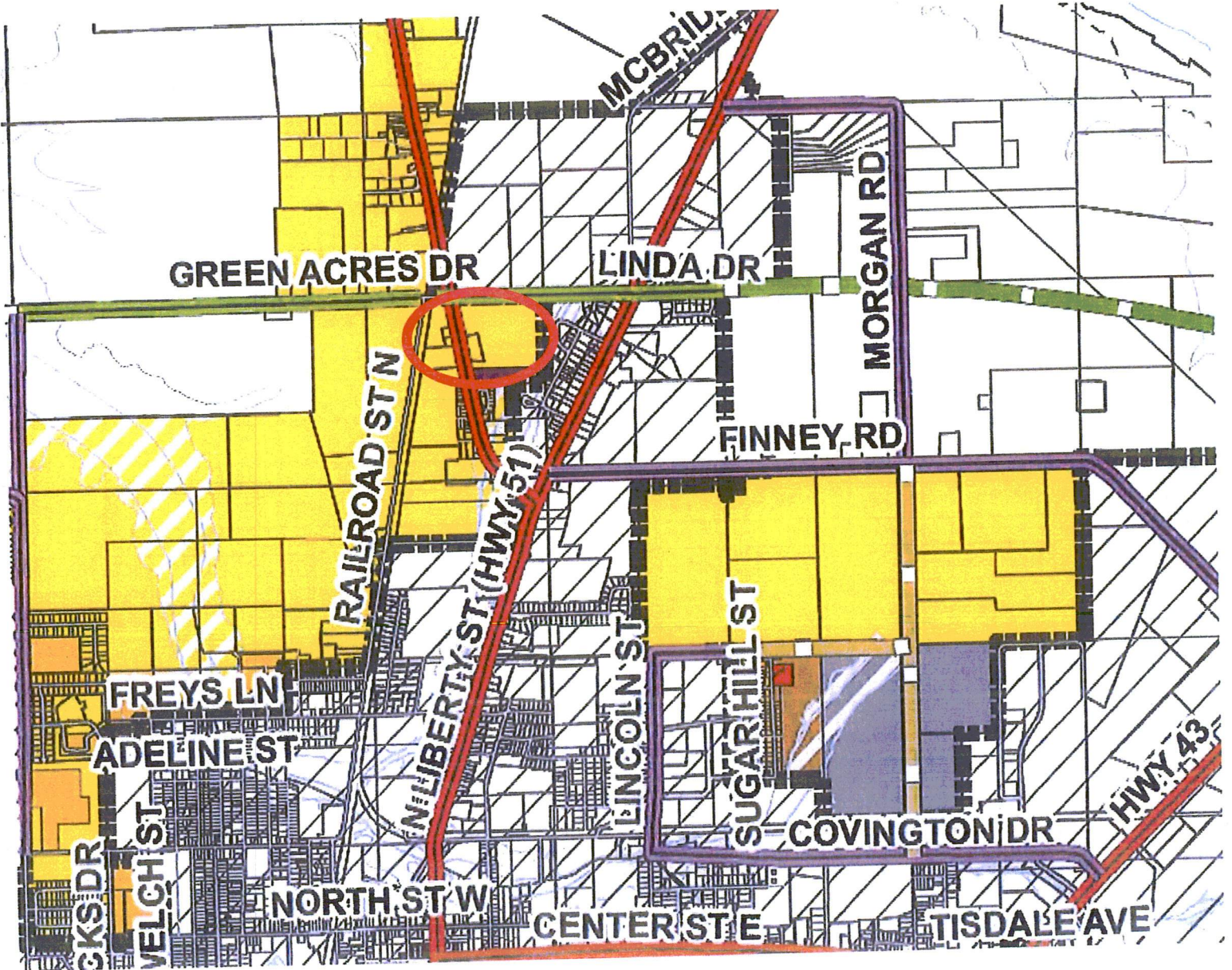


1 inch = 5,280 feet



## Legend

	Agricultural		Municipal Limits
	Residential Estate		100-Year Floodplain
	Low-Density Residential		Proposed Collector
	Moderate-Density Residential		Collector
	High-Density Residential		Proposed Minor Arterial
	Manufactured Homes		Minor Arterial
	General Commercial		Proposed Hwy 43
	Low Intensity Commercial		Proposed Principal Arterial
	High Intensity Commercial		Principal Arterial
	Light Industrial		Interstate 55
	Heavy Industrial		
	Parks/Open Space		
	Public/Quasi Public		



GREEN ACRES DR

LINDA DR

MORGAN RD

FINNEY RD

RAILROAD ST N

LIBERTY ST (HWY 51)

FREYS LN

ADELINE ST

LINCOLN ST

SUGAR HILL ST

COVINGTON DR

HWY 43

NORTH ST W

CENTER ST E

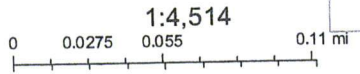
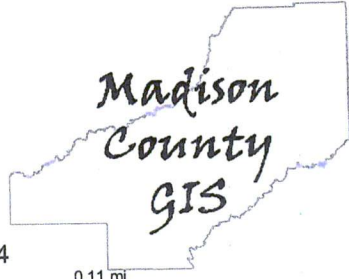
TISDALE AVE

SKS DR

VELCH ST



--- County Boundary





**THE PARK COMPANIES**  
REAL ESTATE DEVELOPMENT

124 One Madison Plaza, Suite 1500 • Madison, Mississippi 39110  
601-321-7600 • Fax 601-321-7694

January 22, 2016

**VIA E-MAIL**

Mr. Scott Weeks  
Planning and Zoning Administrator  
Madison County, Mississippi  
125 West North Street  
P.O. Box 608  
Canton, MS 39046

**Re: Rezoning Petition of Claridge and Associates, Inc.; Oil Mill Gin, LLC; et al**

Scott:

We are writing this letter to you as a follow-up to the meeting of the Madison County Planning Commission on January 14, 2016 regarding the above-referenced matter. We were present at this meeting and heard the various concerns voiced by Mr. McKay and Mr. Drane.

We want to take this opportunity to confirm to you, the Planning Commission and the Board of Supervisors that if the subject property is rezoned, we will work closely with you and Madison County throughout the subdivision platting process to ensure that the various concerns raised by Mr. McKay and Mr. Drane in the meeting will be appropriately and adequately addressed.

If either you or anyone on the Planning Commission and/or Board of Supervisors has any questions, please feel free to contact me at any time at (601) 321-7623 or [cliff@theparkcompanies.com](mailto:cliff@theparkcompanies.com).

Regards,

The Park Companies

Clifton E. Bates

cc: Bob Montgomery, Esq.



SIDE ELEV.



REAR ELEV.



FRONT ELEV.

