

APPLICATION FOR CONDITIONAL USE

Name and Address of Applicant:
Benford Richardson
249 brown Rd W
Canton MS 39046

Street Address of Property (if different address):
249 brown Rd
Canton MS. 39046

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
1-1-2026	A-1	See (Exhibit A)	102F-23-05	K	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Benford Richardson

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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 _____



Madison County, MS
 I CERTIFY THIS INSTRUMENT FILED/RECORDED
 4/10/2023 11:49:09 AM
 INST. 979854 PAGE 1 OF 3
 BOOK W - 4318/868
 WITNESS MY HAND AND SEAL
 Ronny Lott, C. C. BY: RGK D.C.

Document Prepared by and Return to:
 Renfroe & Perilloux & PLLC
 648 Lakeland E. Drive, Suite A
 Flowood, MS 39232 (601-932-1011) **Our File No. 23-29429**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
 and other good and valuable consideration, the receipt and sufficiency of which is hereby
 acknowledged, the undersigned

Tanner Stuart and Reagan Stuart
 149 Stonegate Drive
 Madison MS 39110
 (601) 398-5117

do(es) hereby sell, convey and warrant unto

Benford Richardson, Jr
 249 Brown Road W
 Canton MS 39046
(601) 715-8915

the following described land and property situated in **Madison** County, State of Mississippi, and
 being more particularly described as follows, to-wit;

INDEXING INSTRUCTIONS: W ½ of the NE 1/4, Section 23, Township 10 North, Range 2
 East, Madison Co, MS

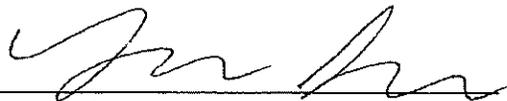
Description:

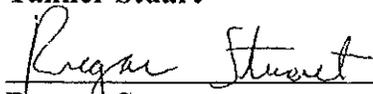
A parcel of land containing 15.46 acres, more or less, lying and being situated in the W 1/2 of the NE 1/4, Section 23, Township 10 North, Range 2 East, Madison County, Mississippi, and more particularly described as commencing at the SW corner of the W 1/2 of the NE 1/4 of said Section 23; run N 00° 15' 39" E 1,059.18 feet to the POINT OF BEGINNING; run N 00° 15' 39" E 525.58 feet to a point; thence S 89° 57' 35" E 1,281.3 feet to a point on the West line of Brown Road; thence S 00° 17' 37" W along the West line of Brown Road 525.58 feet to a point; thence N 89° 57' 35" W 1,281 feet to the POINT OF BEGINNING. Parcel: 102F-23-015/00.00

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, that the Grantor(s) agrees to pay to said Grantee(s) or his/her/their assign(s) any deficit on an actual proration. In the event that the proration based on the estimated tax is determined to be greater than the actual proration necessary, the Grantee(s) agrees to refund to said Grantor(s) the difference between the estimated proration and the actual proration.

THIS CONVEYANCE is subject to any and all restrictive covenants, easements, liens, dedications, rights of way, and oil, gas or mineral reservations or conveyances of record pertaining to or affecting the usage of the herein described property.

WITNESS the respective hand and signature of the undersigned Grantor(s) hereto affixed on the date herein acknowledged.



Tanner Stuart


Reagan Stuart

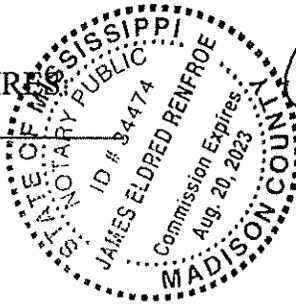
STATE OF MISSISSIPPI

COUNTY OF RANKIN

Personally appeared before me, the undersigned authority for the said county and state, on this 6 day of April 2023, within my jurisdiction, the within named **Tanner Stuart and Reagan Stuart** who acknowledged that he/she/they executed and delivered the above and foregoing instrument.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE, this the 6 day of April 2023.

MY COMMISSION EXPIRES



[Handwritten Signature]

 NOTARY PUBLIC

MADISON COUNTY, MS. COUNTY LULU
I CERTIFY THIS INSTRUMENT WAS FILED ON 4/10/2023 11:49:09 AM AND RECORDED IN W BOOK 4318 PAGE 868

12 January 2025

Dear Board Members,

We are writing to request a permit for an organized event. The event is scheduled for February 28th at 5 PM, and will be held at 249 Brown Road W, Canton, MS 39046.

Our aim is to create a welcoming and engaging atmosphere for all attendees. The event will feature a gathering area and a small, controlled fire to provide warmth and enhance the overall ambiance. To ensure clear visibility, we will use field lights to illuminate the area. We will also have a designated area for ATVs, with riding times limited to 9 PM. To ensure the safety and smooth operation of the event, we have arranged for security officers to assist with parking and traffic flow. Additionally, we will have security guards walking around and patrolling the area to maintain order and safety.

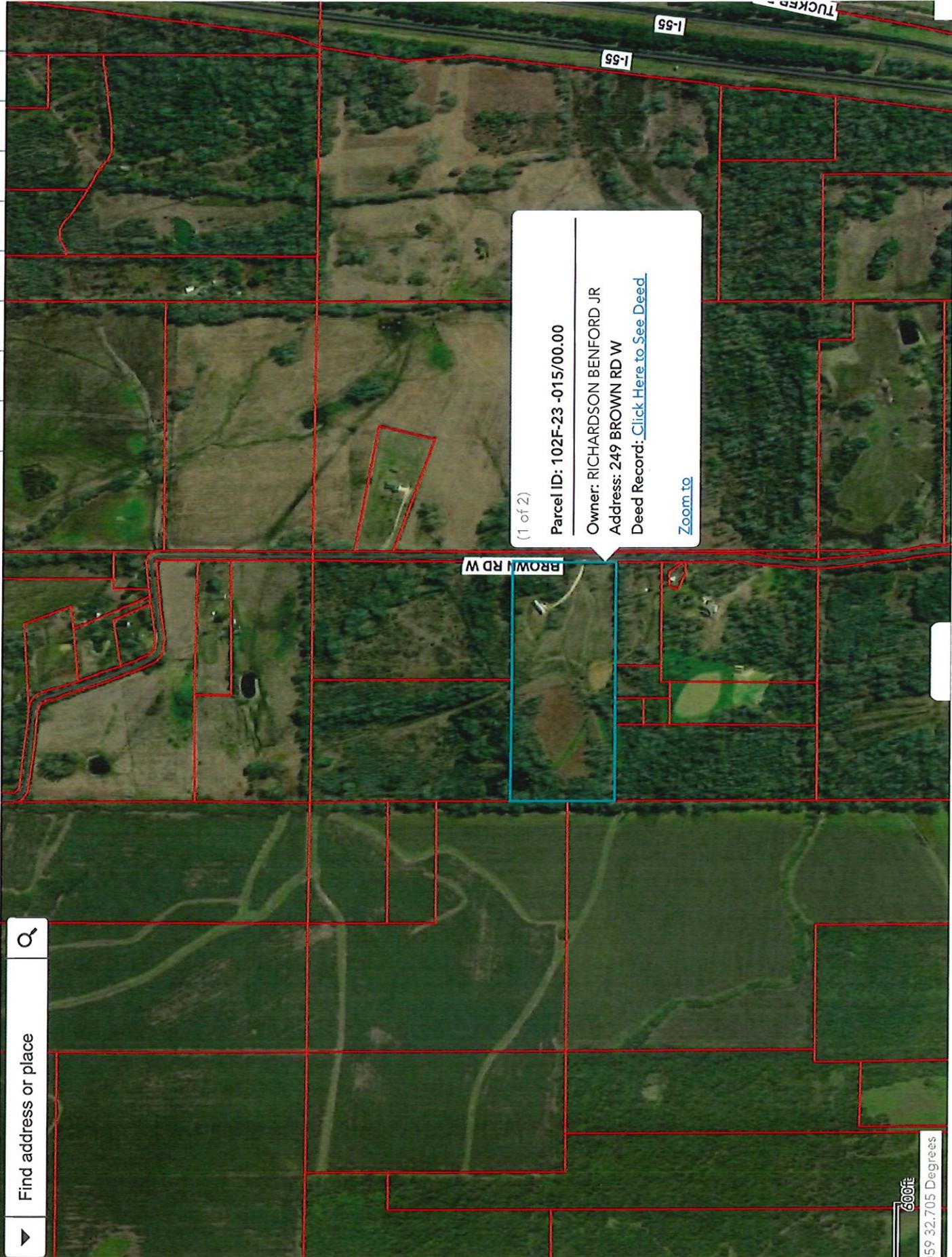
We are fully committed to ensuring the safety and well-being of all participants. To that end, we will have portable restrooms (porta potties) available for attendees. After the event, a dedicated cleanup crew will ensure the site is thoroughly cleaned and restored to its original condition. We will strictly adhere to all local regulations and guidelines to guarantee a safe and enjoyable experience for everyone.

We appreciate your time and consideration of our permit application. Please let us know if any additional information or clarification is needed.

Sincerely,
Benford Richardson



Find address or place



(1 of 2)

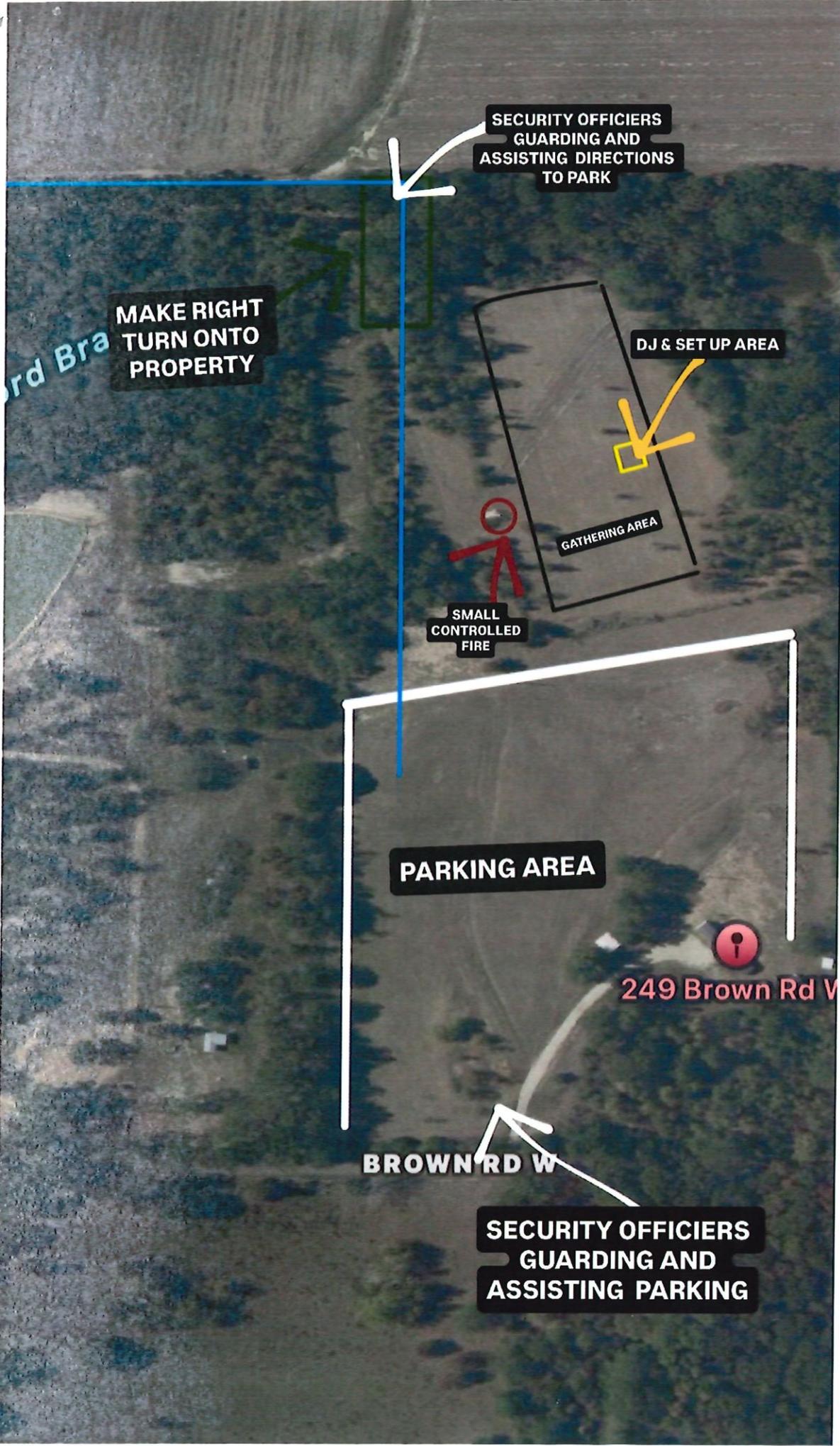
Parcel ID: 102F-23 -015/00.00

Owner: RICHARDSON BENFORD JR

Address: 249 BROWN RD W

Deed Record: [Click Here to See Deed](#)

[Zoom to](#)



SECURITY OFFICIERS
GUARDING AND
ASSISTING DIRECTIONS
TO PARK

MAKE RIGHT
TURN ONTO
PROPERTY

DJ & SET UP AREA

GATHERING AREA

SMALL
CONTROLLED
FIRE

PARKING AREA

249 Brown Rd W

BROWN RD W

SECURITY OFFICIERS
GUARDING AND
ASSISTING PARKING

**SECURITY OFFICERS
AT TOP OF ACCESS RODE
ASSISTING TRAFFIC
TO KEEP TRAFFIC
FLOWING**

ACCESS ROAD

BROWN RD W

BROWN RD W

BROWN RD W

**MAIN RODE TO GET TOO
DESTINATION**

