

APPLICATION FOR VARIANCE

Name and Address of Applicant:

BRIAN AND NAUREEN FIELDING
502 CALM WATER COVE
PRINCETON, TX 75407

FOR:

1168 ROBINSON ROAD
CANTON, MS 39046

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
30 JULY 2026	R-1	See (Exhibit A)	094E-15-07/2	N/A	See (Exhibit B)

Other Comments: As per Article 804 of the Madison County Zoning Ordinance.

Comments

SEE ATTACHED DOCUMENTS
LEGAL DESCRIPTION OF PROPERTY: S/T/R: 15/09/04E

Respectfully Submitted

Brian Fielding

Naureen Fielding

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 _____

Exhibit A
Legal Description of Property

DETACH BOTTOM PORTION TO KEEP FOR YOUR RECORDS AND RETURN TOP PORTION WITH PAYMENT.

This is a *courtesy notice* of Ad Valorem taxes due. This tax notice is for Real Property located in Madison County, Mississippi. Real property is land and any permanent structure on your property. **Taxes are Delinquent after February 1st, 2026.** It is your responsibility to ensure payment of taxes. If your mortgage company is expected to make payment, we suggest YOU confirm receipt of taxes.

Now Accepting Electronic Check. Go to MADISONCOUNTYTAX.COM or scan QR code below.

2025 REAL PROPERTY TAX NOTICE

Parcel Number:	094E-15 -017/22.00	County Tax:	\$338.38
Receipt:	16245-0	School Tax:	\$368.21
Land Value:	45,000	City Tax:	\$0.00
Land Assessed Value:	6,750	Advalorem Tax:	\$706.59
Improvement Value:	0	Homestead Credit:	\$0.00
Improvement Assessed:	0	Net Advalorem:	\$706.59
Total Value:	45,000		
Assessed Value:	6,750		
Acres:	0.00		
Tax District:	522	Total Tax Due:	\$706.59

Legal Description:
S/T/R: 15/09/04E
Physical Address: 1168 ROBINSON RD
LOT 21 CEDAR RIDGE PH2 BEING
2.01AC



SCAN TO PAY ONLINE

PLEASE NOTE: If you have prior year taxes, you must redeem them in the Chancery Clerk's office before paying current taxes.
If you have questions regarding your assessment: please contact the Tax Assessor's Office.

MAKE
CHECKS
PAYABLE TO:

C.J. Garavelli
Madison County Tax Collector
P.O. Box 113
Canton, MS 39046-0113

MAIN OFFICE
229 North Union Street • Canton, MS 39046
Office 601-859-5226 • Fax 601-859-0322
madison.tc@madison-co.com

OFFICE HOURS
Monday thru Friday
8:00am - 5:00pm
Excluding Holidays

**AMENDMENT OF CEDAR RIDGE, PHASE 2,
LOTS 18, 20, AND 21**
SITUATED IN SECTION 15, T9N-R4E,
MADISON COUNTY, MISSISSIPPI

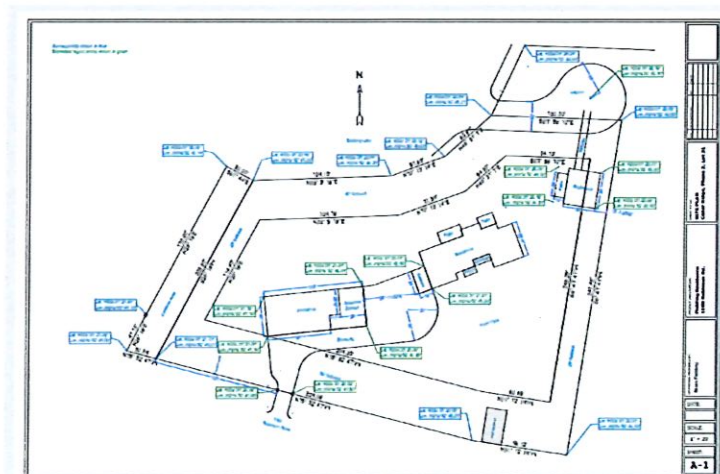


Dimensional variance request for 1168 Robinson Road, Canton MS 39046

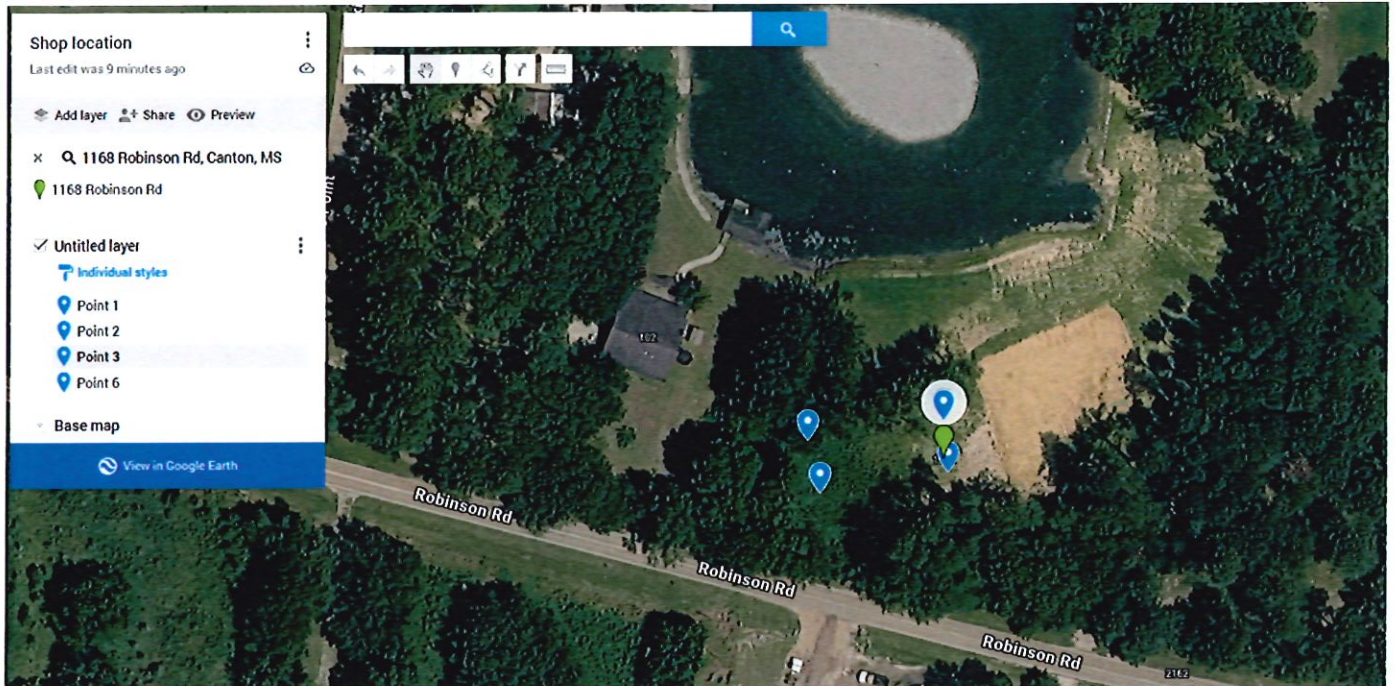
Peculiar and exceptional practical difficulties: There are several peculiar and exceptional difficulties in meeting Madison County Zoning Ordinance regarding the placement of a detached garage and workshop building in relation to the residence at 1168 Robinson Road in Canton. The overall goals of the desired placement and orientation of the proposed structures are:

- Minimize visual impact to neighborhood and surrounding lots
- Minimize physical impact to the existing waterski lake and its skiing conditions
- Minimize physical impact to existing drainage and trees
- Maximize lake view from the residence

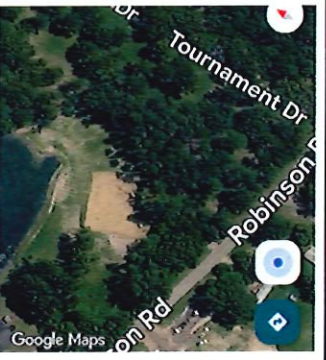
The site plan below illustrates our best efforts to meet all of the stated goals. Many of the existing trees and lake berm will remain undisturbed to screen shop structure from the neighborhood and surrounding lots. Preserving the lot's lake berm and resulting elevation changes will maintain the lake integrity. Preserving the trees on top of the berm will block the prevailing south wind ensuring continued excellent waterskiing conditions. Placement of the residence centered on the lot's widest part provides desired lake views from the rear of the house while creating a balanced ratio between back and front yards. This placement also allows for the natural lower western side of the lot to continue to drain runoff collected from surrounding lots and transferred to Cedar Creek Lake via an existing culvert under Robinson Road. Positioning the house nearer the western property line would require steep sloping toward an unsightly drainage ditch adjacent to the house or risk flooding. The attached photos illustrate the existing natural lot structures and trees we are attempting to protect.



1168 Robinson Road Proposed Site Plan



Proposed shop location (corners denoted by blue pins)

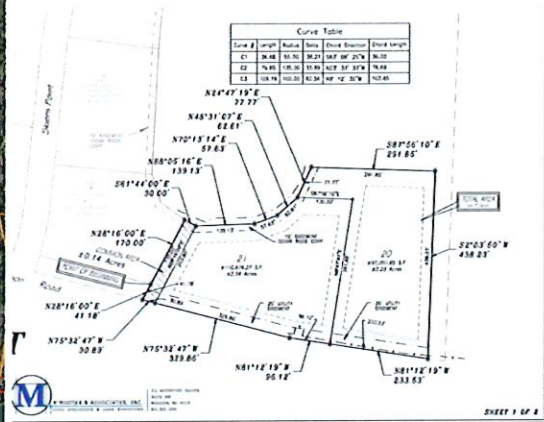
			
View of Cedar Ridge Lake. 1168 Robinson at top center	Enlarged view of 1168 Robinson Road	View of 1168 Robinson Road showing lake shoreline, proposed residence pad and trees in relation to roads.	View of 1168 Robinson Road showing lake shoreline, proposed residence pad and trees in relation to roads.

Cedar Ridge Lake and Various Lot Views

Shape: The lot is an irregular shape. It is curved on the north following the contour of the Cedar Ridge Ski Lake. The southern boundary of the property is Robinson Road. The west boundary follows a natural low area and drainage ditch for runoff from surrounding land and a culvert under Robinson Road. The east boundary of the property is the only line not created or impacted by a preexisting condition or structure. We are building on Lot 21 and own Lot 20 which will remain undeveloped.



Madison County Parcel Map Overlay

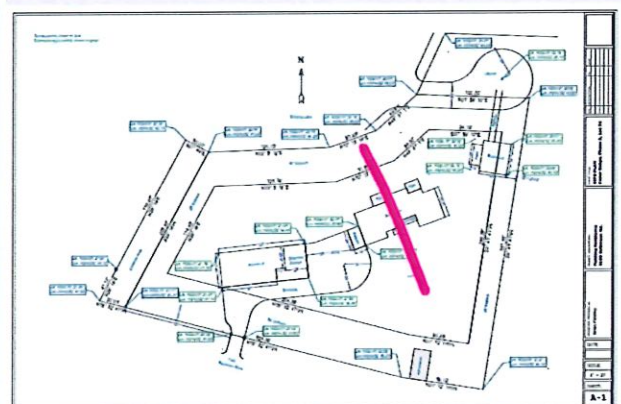


Highlighted Subdivision Plat Map

Shallowness: The house is centered on the widest part of the lot providing balanced depth for the front and backyards. The front yard is angled and heavily treed to filter a direct view of Robinson Road and existing At&T equipment. The back yard is steeply sloped down to the ski lake shoreline and has a panoramic view of Cedar Ridge Ski Lake.



Proposed lake view



House placement with line highlighting front and backyard orientation/alignment

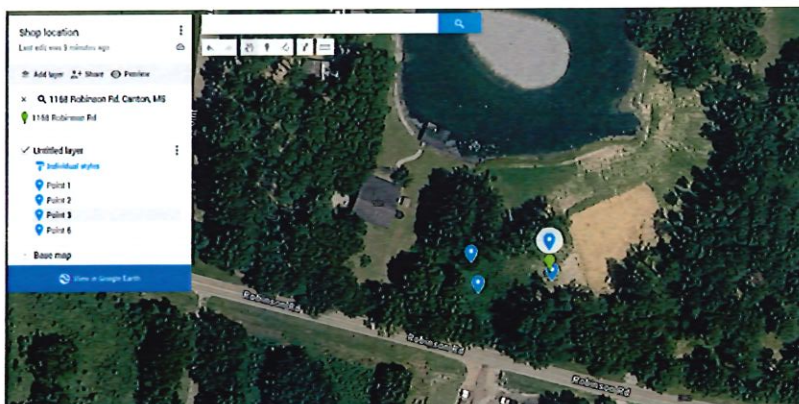


Backyard slope from berm to lake

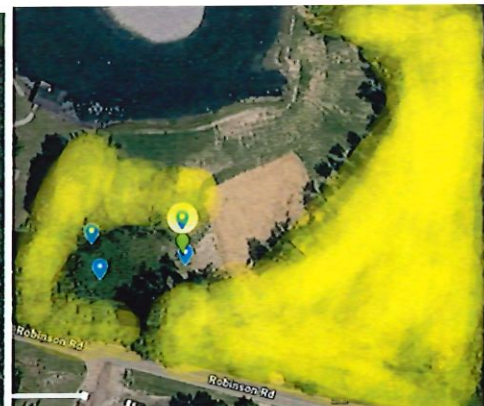


Frontyard view looking toward lake and proposed house from adjacent lot.

Location of trees: The shop placement on the lot preserves trees between it and Robinson Road and between the shop and Cedar Ridge Ski Lake. Leaving trees, both in front and behind the shop, will provide natural cover and limit the impact of the shop on neighbors across the street and around the lake. The trees located directly behind the shop are also on the top of the lake berm. Removal could negatively impact the lake and skiing conditions.

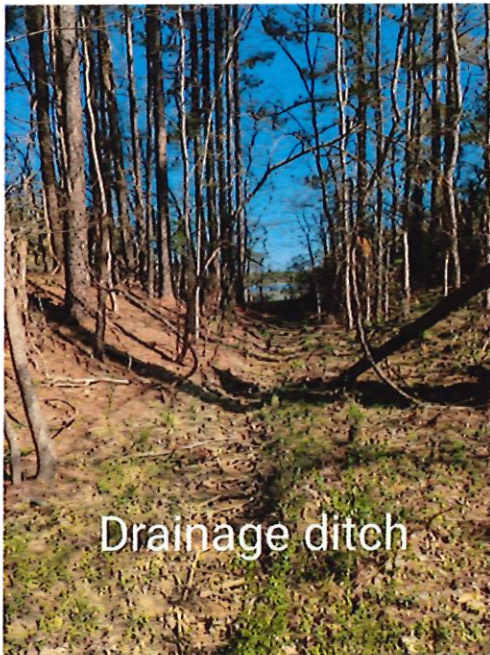


Proposed shop placement



Proposed trees to maintain

Natural and man-made drainage: The western boundary is a natural low area that also has man-made drainage for surrounding properties along Robinson Road into Cedar Ridge Ski Lake. The lake berm creates elevation changes across the lot that need to be considered to minimize potential flooding and allow for natural waterflow for runoff.



Drainage ditch from Robinson Road to Cedar Ridge Lake



Highlighted overview of drainage ditch and culvert under Robinson Road



Elevation change between Robinson Rd and Lot



View of low lot area and Robinson Rd from berm

Lake location: The Cedar Ridge Ski Lake forms the northern boundary of the lot. The berm securing the lake is located on the lot.

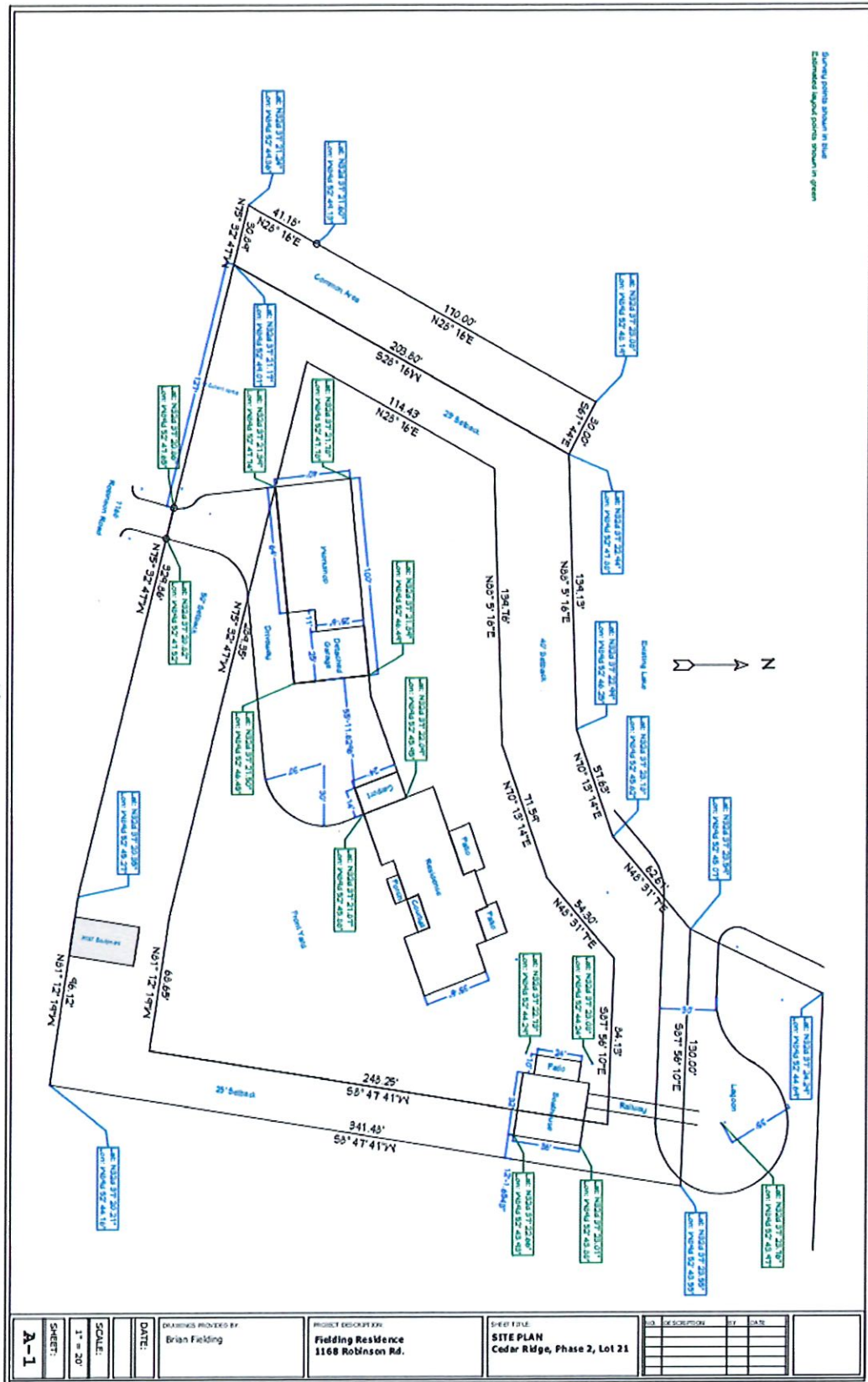


Lake level view of berm and trees to maintain

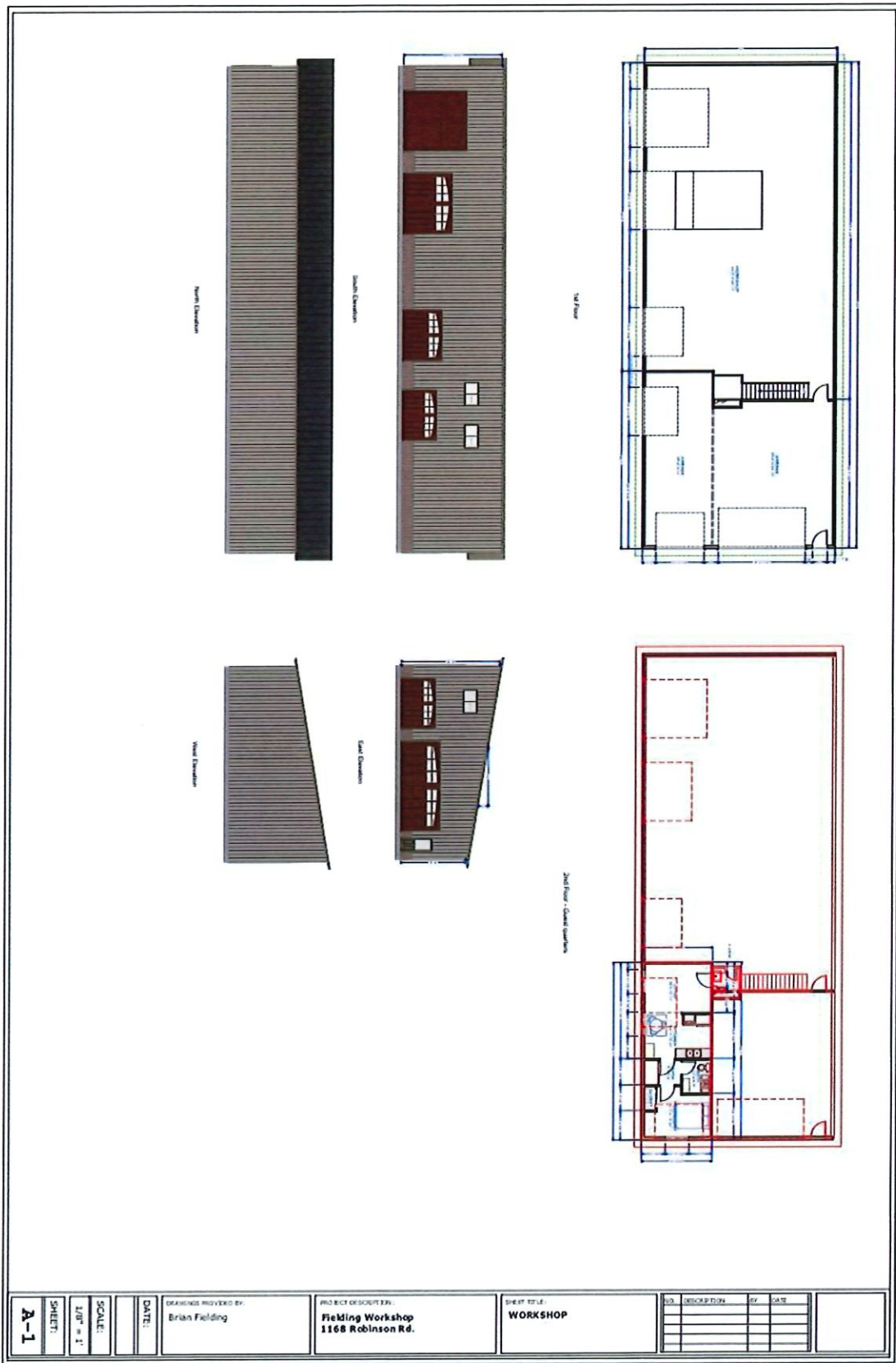


Lake level view looking up to proposed house pad and trees on berm

Proposed Site Plan



Proposed Shop



Proposed House Views



Front

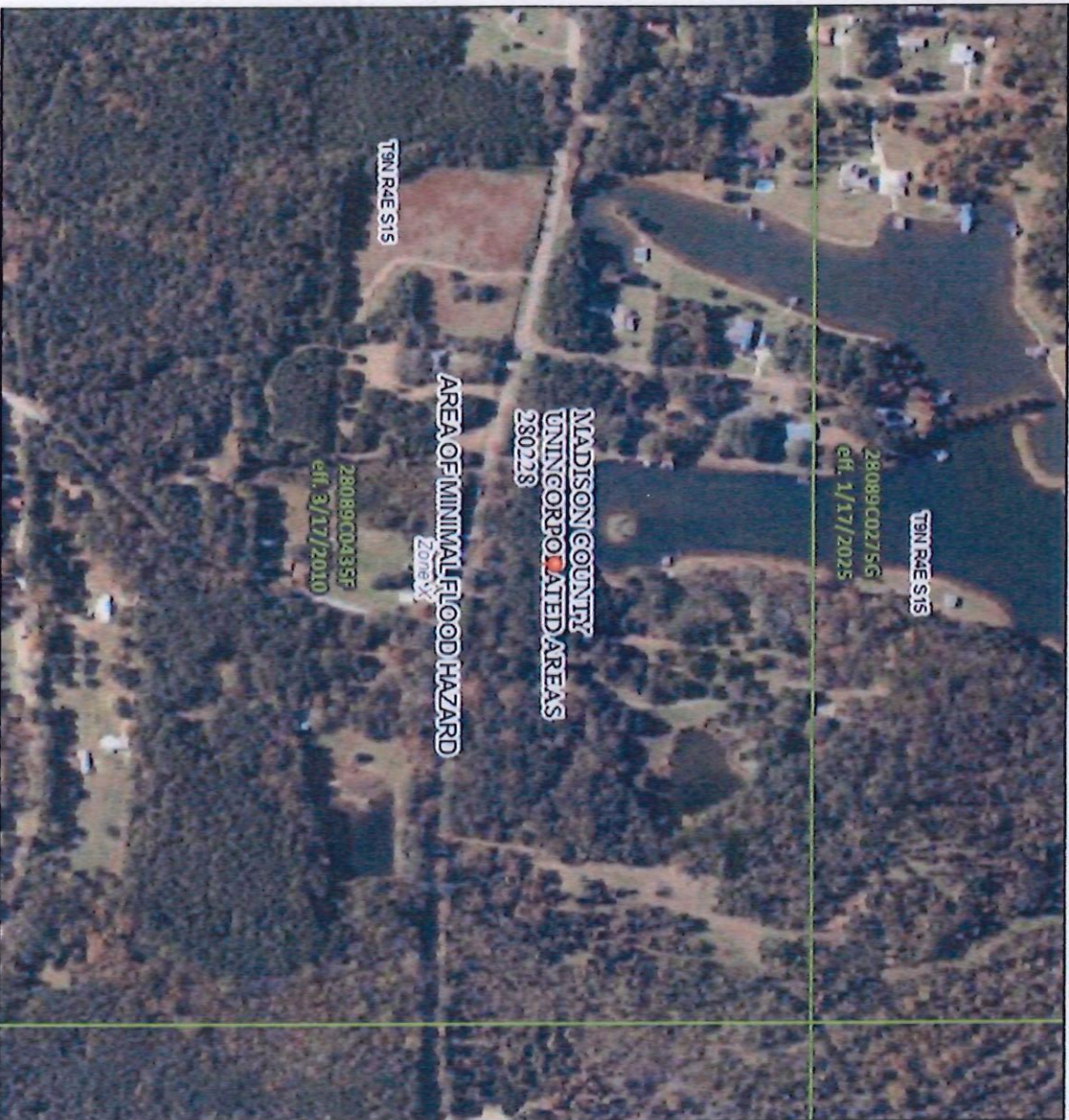


Rear

National Flood Hazard Layer FIRMette



89°53'N W 12°37'37"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, V, AE, AH
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone A)
Future Conditions: 1% Annual Chance Flood Hazard (Zone A)
Area with Reduced Flood Risk due to Levee: See Notes, Zone A
Area with Flood Risk due to Levee (Zone B)

OTHER AREAS OF FLOOD HAZARD
NO SCREEN
Area of Minimal Flood Hazard (Zone A)
Effective LOMRs
Area of Undetermined Flood Hazard (Zone C)
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER AREAS GENERAL STRUCTURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transact
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transact Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/20/2025 at 9:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, Fish panel number, and Fish effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

August 19, 2026

Cedar Ridge Corporation
Cedar Ridge Subdivision
107 Skiers Point
Canton, MS 39046

Brian and Naureen Fielding
502 Calm Water Cove
Princeton, TX 75407

Subject: Approval of New Construction
Property Address : 1168 Robinson Road
Canton, MS 39046
Lot Number: Lots #21

Dear Brian and Naureen Fielding :

We received a copy of the Application for Variance that you have submitted to Madison County for approval.

This letter is to inform you than Cedar Ridge Corp has reviewed your application for Variance for the construction of your new home in the Cedar Ridge Subdivision. We are happy to tell you that your project has been approved by Cedar Ridge Corp and its shareholders.

The information you have provided in the application illustrates your efforts to keep the integrity of the lake. The visual impact for that side of our neighborhood will definitely improve with the home that you are proposing to build. Everyone welcomes you to the neighborhood.



Bubba Powell, President
Cedar Ridge Corporation

