

**APPLICATION FOR REZONING**  
*PUD to C-2*

Name and Address of Applicant:  
*CAN'T FRESH ALZEE, LLC*  
*264 DEERFIELD CLUB DR*  
*CANTON, MS 39046*

| APPLICATION DATE | Present Zoning of Property | Legal Description of Property: | TAX PARCEL NUMBER        | FLOOD ZONE | MAP/PLAT OF PROPERTY   |
|------------------|----------------------------|--------------------------------|--------------------------|------------|------------------------|
| <i>7-29-2025</i> | <i>PUD</i>                 | <i>See (Exhibit A)</i>         | <i>0930-19C-002/0100</i> | <i>X</i>   | <i>See (Exhibit B)</i> |

Other Comments: As per Article VIII Section 806 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

*[Signature]*  
 \_\_\_\_\_  
*[Signature]*  
 \_\_\_\_\_

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 \_\_\_\_\_

# Amendment Packet – Deerfield Master Plan

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Can't Fish A Lick, LLC.

Board of Supervisors  
Madison County, Mississippi

Re: Amendment to Deerfield Master Plan – Separation and Rezoning of 4.93 Acres

Dear Supervisors,

On behalf of Can't Fish A Lick, LLC., we respectfully submit this request to amend the Deerfield Master Plan to remove a tract of approximately 4.93 acres from the existing plan, assign it a separate parcel number, and rezone the property to C-2 (Commercial District).

The Subject Property is more particularly described in the attached Exhibit "A" and illustrated in Exhibit "B." The purpose of this request is to allow the 4.93-acre tract to be independently designated and utilized for appropriate commercial use in alignment with Madison County's zoning ordinances and long-term growth objectives.

We believe this amendment serves the best interest of both the Deerfield community and Madison County as a whole by:

- Clarifying the boundaries of the Deerfield Master Plan,
- Promoting orderly and efficient land use, and
- Supporting the County's economic development goals through the addition of properly zoned commercial property.

Attached for your consideration are the following:

1. Resolution/Amendment to the Deerfield Master Plan, prepared for adoption by the Board of Supervisors;
2. Exhibit "A" – Legal description of the 4.93-acre tract;
3. Exhibit "B" – Map identifying the location of the tract relative to the Deerfield Master Plan.

We respectfully request that the Board review and approve this amendment at its next available meeting. Please feel free to contact me at [phone number] or [email address] if you require additional information.

Thank you for your time and consideration of this matter.

Sincerely,  
Dave Clements,  
Partner  
Can't Fish A Lick, LLC.

## **Resolution / Amendment**

### **Amendment to the Deerfield Master Plan**

Presented to the Board of Supervisors of Madison County, Mississippi

WHEREAS, the Board of Supervisors of Madison County, Mississippi, previously adopted the Deerfield Master Plan to guide the development, use, and zoning of property within the Deerfield community; and

WHEREAS, a tract of land consisting of approximately 4.93 acres (the "Subject Property"), located within the Deerfield Master Plan boundary, has been identified as appropriate for removal from the Master Plan; and

WHEREAS, the Owner has petitioned the Board of Supervisors to:

1. Remove the Subject Property from the Deerfield Master Plan;
2. Create a separate parcel number for the Subject Property; and
3. Rezone the Subject Property to C-2 (Commercial District), consistent with the future land use needs of Madison County; and

WHEREAS, the Board of Supervisors finds that the requested amendment is consistent with the orderly growth and development of Madison County and is in the best interest of the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Madison County, Mississippi, that:

1. The Subject Property, being approximately 4.93 acres and more particularly described in Exhibit "A" attached hereto and incorporated by reference, shall be removed from the Deerfield Master Plan.
2. The Subject Property shall be assigned its own parcel number by the Madison County Tax Assessor's office.
3. The zoning classification of the Subject Property is hereby amended and designated as C-2 (Commercial District).
4. County staff and officials are authorized and directed to take all actions necessary to effectuate this amendment, including updating official records, zoning maps, and the Deerfield Master Plan.

Adopted this \_\_\_ day of \_\_\_\_\_, 20\_\_.

MADISON COUNTY BOARD OF SUPERVISORS

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President

ATTEST:

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Clerk of the Board

**Exhibits**

Exhibit A – Legal Description of 4.93-acre Tract

Exhibit B – Map of Subject Property

# DEERFIELD

ESTATES AND COUNTRY CLUB

VANDELL E.  
OLD CANTON ROAD  
BOX 38A  
MADISON, MISSISSIPPI 38119  
(ART) 856-3500

BEFORE THE PLANNING AND ZONING COMMISSION AND THE

- PHASE I
- PHASE II
- PHASE III
- PHASE IV
- PHASE V
- PHASE VI
- PHASE VII
- PHASE VIII
- PHASE
- PHASE



1986 5/26

OLD CANTON-ALCORN ROAD

The Deerfield Property Owners Association hereby agrees to allow the tract of land containing 4.93 acres and situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 North, Range 3 East, Madison County Mississippi, to be removed from the Deerfield Master Development Plan, and deeded as a separate parcel. We have conferred with the owners of the property and agree to the changes necessary to have this parcel separated and rezoned.

Sincerely,

Deerfield Property Owners Association



Board Representative 1 (Print)



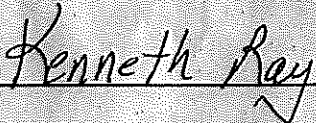
Board Representative 1 (Sign)



Board Representative 2 (Print)



Board Representative 2 (Sign)



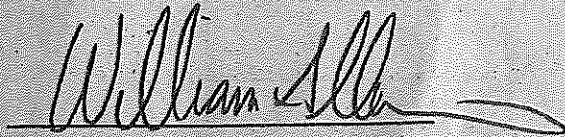
Board Representative 3 (Print)



Board Representative 3 (Sign)



Can't Fish A Lick Representative (Print)



Can't Fish A Lick Representative

## DESCRIPTION

**A certain tract of land containing 4.93 acres, situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi, being a part of that certain tract of land described in Deed Book 3125 at Page 122 as recorded in the Office of the Chancery Clerk of Madison County, Mississippi, and being more particularly described by a survey as follows:**

**Commencing at the Southwest corner of Section 19, Township 8 North, Range 3 East, Madison County, Mississippi; run thence North for 19.20 feet; thence East for 3385 feet to the intersection of the North line of Cedar Grove Lane and the East line of Old Canton Road; thence South 88 degrees 39 minutes East along the North right of way line of Cedar Grove Lane for 371.06 feet to an iron pin, said point being hereinafter referred to as the Point of Beginning;**

**Run thence North 24 degrees 08 minutes West along a creek for 380.84 feet; thence North 27 degrees 08 minutes West along a creek for 449.53 feet, to the East line of Old Canton Road; thence North 00 degrees 10 minutes West along the East line of Old Canton Road for 125.00 feet to an iron pin on the South right of way line of Yandell Road; thence South 84 degrees 10 minutes East along the Southwest right of way line of Yandell Road for 48.52 feet; thence along the Southwest line of said road and the arc of a curve to the right for 150.37 feet, said curve having a radius of 275.53 feet, and a chord bearing of South 68 degrees 32 minutes East for 148.51 feet; thence along the Southwest line of said road and the arc of a curve to the right for 232.32 feet, said curve having a radius of 418.32 feet, and a chord bearing of South 38 degrees 50 minutes East for 229.35 feet; thence South 22 degrees 32 minutes East along the Southwest right of way line of Yandell Road for 348.09 feet; thence along the Southwest line of said road and the arc of a curve to the left for 329.97 feet, said curve having a radius of 428.46 feet, and a chord bearing of South 41 degrees 27 minutes East for 320.04 feet to an iron pin on the North right of way line of Cedar Grove Lane; thence South 72 degrees 22 minutes West along the North line of said road for 218.53 feet; thence South 86 degrees 09 minutes West along the North line of said road for 106.23 feet to the Point of Beginning.**

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

IN THE MATTER OF REZONING OF  
CERTAIN LAND SITUATED IN SECTION 19  
TOWNSHIP 8 NORTH, RANGE 3 ~~(EAST)~~ WEST  
MADISON COUNTY, MISSISSIPPI

PETITIONER:

CANY FISH A LACK, LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now CANY FISH A LACK, LLC, owner of the hereinafter described land and property, and files this petition with the Board of Supervisors of Madison County, Mississippi, to rezone and reclassify a tract or parcel of land situated in Section 19 Township 8 N, Range 3E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of PUD District to a C-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 4.93 acres.
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. List of changes or conditions that support rezoning:

SEE EXHIBIT B



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 \_\_\_\_\_ zoning, and reclassifying this property from its present PUD District classification to a C-2 District.

Respectfully submitted, this the 29<sup>th</sup> day of July, ~~2024~~ 2025

San Clement, Petitioner

CAN7 FZSH ALZCK LLC

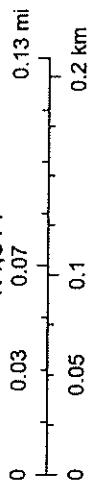
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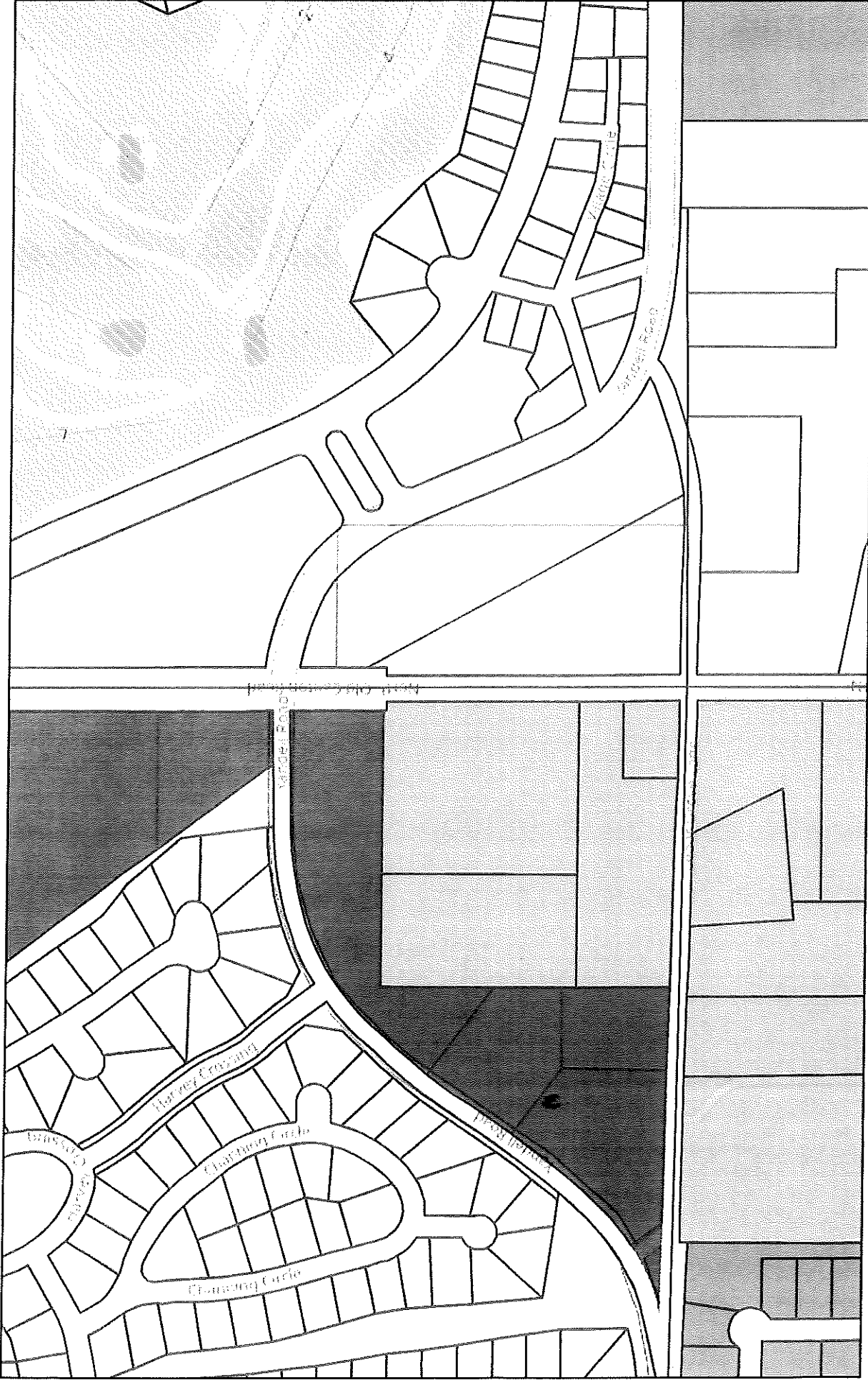
▭ Parcels

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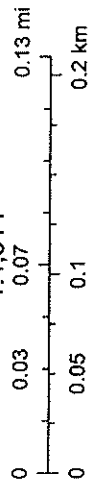
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- Parcels
- Zoning
  - R-1
  - R-2
  - R-2
  - C-2
  - A-1
  - PUD

1:4,514



Map data © OpenStreetMap contributors, CC-BY-SA

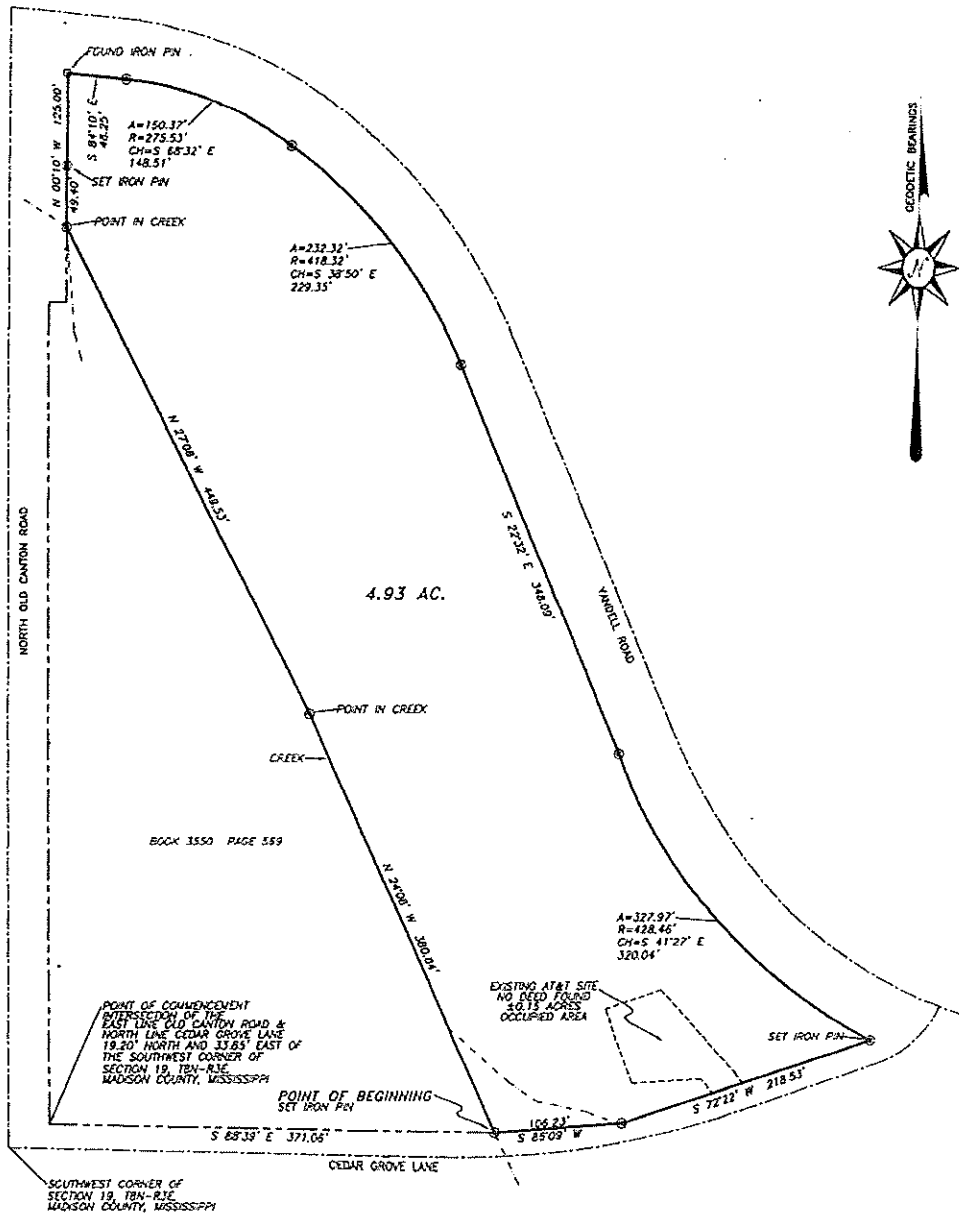
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NOTE: THIS SURVEY HAS BEEN MADE WITHOUT THE BENEFIT OF A TITLE OPINION, SHOULD SAID TITLE OPINION BE PERFORMED EASEMENTS, ENCUMBRANCES AND CONFLICTS NOT SHOWN ON THIS PLAT MAY BE DISCOVERED.



**CLASSIFICATION**

THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN ORDER TO PERFORM A "CLASS B SURVEY".

ALL BEARINGS ARE GEODETIC, DERIVED FROM GPS OBSERVATIONS.

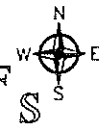
DATE OF FIELD SURVEY: MAY 16, 2025

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE IN THE ABOVE PROPERTY, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:  Eric H. Williams, P.E. MAY 19, 2025

PLAT OF SURVEY  
**CERTAIN PROPERTY**  
 SITUATED IN THE SW/4 OF THE SW/4 OF  
 SECTION 19, TOWNSHIP 8 NORTH - RANGE 3 EAST  
 MADISON COUNTY, MISSISSIPPI

**PROFESSIONAL FIELD SURVEYS, LLC**  
 574 Mahaffey Road  
 Marlon, Mississippi 39117  
 (601) 697-0848  
 PROFESSIONAL SURVEYING & MAPPING



0 100 200 300  
 SCALE: 1" = 100'  
 MAY 19, 2025