

APPLICATION FOR REZONING A-1 to C-2

Name and Address of Applicant:
 Eutaw Construction Company, INC
 P.O Box 2482 Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
1/31/24	A-1	See (Exhibit A)	092H-34-001/00.00	X	See (Exhibit B)

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

Comments

Request to rezone 60 acres of a 90 acre parcel between I-55 and Old Jackson Rd from A-1 to C-2

Respectfully Submitted

Chad Stroud

Eutaw Construction Company, INC

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 _____



Eutaw Construction Company, Inc. is requesting to rezone approximately 60 acres, between I-55 and Old Jackson Rd from, A-1 to C-2 in order to build a new office campus for Eutaw Construction. As shown in Exhibit A, the rezoning consists of 3 separate parcels: a 100-foot-wide access easement off Old Jackson Rd. (Tract 1), a future commercial development (Tract 2), and the Eutaw Construction office campus (Tract 3). Tract numbers 1 and 3 will be the first to be constructed, and Tract 2 will be constructed sometime in the future. There will be an acceptable buffer of land maintained along the full length of Old Jackson Rd.

The property is well suited to C-2 zoning given the recent growth of industry and businesses in the area. In the last 2 years alone companies such as Amazon Distribution, Clark Beverage, Amazon Web Services, Southern Sky Brands, as well as others have all built or announced plans to build in close proximity to the subject property. The future use plan for many of the surrounding properties is Heavy Industrial. Several other Construction related businesses have relocated to this area in recent years due to the improved infrastructure and close proximity to I-55. Eutaw Construction feels that this property is well suited to meet our current and future needs as we continue to grow in the area.

CORPORATE
P.O. Box 2482 • 110 Welsenberger Rd.
Madison, Mississippi 39110
601-855-7474 • F: 601-855-7787

NORTH MISSISSIPPI
P.O. Box 36 • 109 W. Commerce St.
Aberdeen, Mississippi 39730
662-369-8868 • F: 662-369-7770

SOUTH MISSISSIPPI
410 Old Richton Rd.
Petal, Mississippi 39465
601-544-0168 • F: 601-544-0195

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

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 34
TOWNSHIP 09N NORTH, RANGE 02E EAST/WEST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Eutaw Construction Company, INC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Eutaw Construction Company, INC, 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 34 Township 09N N, Range 02E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of A-1 District to a
C-2 District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 60 acres.
2. The zoning proposed 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 C-2 zoning, and reclassifying this property from its present A-1 District classification to a C-2 District.

Respectfully submitted, this the 31 day of January, 2024.

Eutaw Construction Company, INC, Petitioner

BEFORE THE PLANNING AND ZONING COMMISSION AND THE
BOARD OF SUPERVISORS OF
MADISON COUNTY, MISSISSIPPI

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 34, TOWNSHIP 09 NORTH,
RANGE 02E EAST / WEST, MADISON COUNTY,
MISSISSIPPI

Eutaw Construction Company, INC

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Eutaw Construction Company, INC has filed a Petition to rezone and reclassify a 60 acre tract of land situated in Section 34, Township 09 North, Range 02 East / West, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned A-1. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C-2.

Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 West North Street, Canton, Mississippi at 9 a.m. on Tuesday, March 14, 2024 or on a subsequent date to which the matter may be continued.

As the owner of the property located within 160 feet of the subject property (excluding the right of ways for streets and highways), you have the right to offer any objection to or support of the Petition. However, you are not required to be present.

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 5th day of February,

2024

By: Eutaw Construction Company, INC

Contact Information Chad Stroud

(601) 855-7474

P.O Box 2482

Madison, MS 39110

DESCRIPTION-TRACT NO. 1

A parcel or tract of land, containing 7.17 acres (312,277.93 Sq. Ft.), more or less, lying and being situated in the South ½ of Section 34, T9N-R2E, Madison County, Mississippi, being a part of Tract 1 of the David B. Smith property as described in Deed Book 4324 at Page 517 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a found steel post lying at the NE corner of said Section 34, T9N-R2E, Madison County, Mississippi; run thence

South for a distance of 5,280.00 feet; thence

West for a distance of 674.08 feet to a one-half inch iron rebar lying on the Southerly boundary of said Section 34, T9N-R2E, the Westerly Right-Of-Way of Interstate Highway No. 55 (Federal Aid Project No. I-55-2(23)112) as it existed in May, 2023, and the SE corner of Tract 1 of the David B. Smith property; thence

Leaving the Southerly boundary of said Section 34, T9N-R2E, run North 15 degrees 00 minutes 45 seconds East along the Westerly Right-Of-Way of said Interstate Highway No. 55 and the Easterly boundary of Tract 1 of said David B. Smith property for a distance of 343.19 feet to an found concrete monument lying on the Westerly Right-Of-Way of Interstate Highway No. 55 as shown on that certain Right-Of-Way acquisition plat of Parcel E for Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000); thence

North 10 degrees 52 minutes 25 seconds East (North 10 degrees 44 minutes 50 seconds East-ROW Plat) along the Westerly Right-Of-Way of Interstate Highway No. 55 (Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000) and the Easterly boundary of Tract 1 said David B. Smith property for a distance of 517.75 feet to a one-half inch iron rebar lying at the NE corner of Tract 1 of said David B. Smith property; thence

Leaving the Westerly Right-Of-Way of said Interstate Highway No. 55 (Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000), run West along the Northerly boundary of Tract 1 of said David B. Smith property for a distance of 1609.46 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue West along the Northerly boundary of said David B. Smith property for a distance of 3123.08 feet to a one-half inch iron rebar lying at the NW corner, thereof, said point also lying on the Easterly boundary of Old Jackson Road (Federal Aid Route No. 6994), as it existed in May, 2023; thence

South 00 degrees 20 minutes 48 seconds East along the Westerly boundary of Tract 1 of said David B. Smith property and along the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994), for a distance of 100.00 feet; thence

Leaving the Westerly boundary of Tract 1 of said David B. Smith property and the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994), run East for a distance of 3,122.48 feet; thence

North for a distance of 100.00 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

DESCRIPTION-TRACT NO. 2

A parcel or tract of land, containing **26.39 acres (1,149,727.59 Sq. Ft.)**, more or less, lying and being situated in the South ½ of Section 34, T9N-R2E, Madison County, Mississippi, being a part of Tract 1 of the David B. Smith property as described in Deed Book 4324 at Page 517 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a found steel post lying at the NE corner of said Section 34, T9N-R2E, Madison County, Mississippi; run thence

South for a distance of 5,280.00 feet; thence

West for a distance of 674.08 feet to a one-half inch iron rebar lying on the Southerly boundary of said Section 34, T9N-R2E and the Westerly Right-Of-Way of Interstate Highway No. 55 (Federal Aid Project No. I-55-2(23)112) as it existed in May, 2023, and the SE corner of Tract 1 of the David B. Smith property; thence

Leaving the Southerly boundary of said Section 34, T9N-R2E, run North 15 degrees 00 minutes 45 seconds East along the Westerly Right-Of-Way of said Interstate Highway No. 55 and the Easterly boundary of Tract 1 of the David B. Smith property for a distance of 343.19 feet to a found concrete monument lying on the Westerly Right-Of-Way of Interstate Highway No. 55 as shown on that certain Right-Of-Way acquisition plat of Parcel E for Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000); thence

North 10 degrees 52 minutes 25 seconds East (North 10 degrees 44 minutes 50 seconds East-ROW Plat) along the Westerly Right-Of-Way of Interstate Highway No. 55 (Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000) and the Easterly boundary of Tract 1 of the David B. Smith property for a distance of 517.75 feet to a one-half inch iron rebar lying at the NE corner of Tract 1 of said David B. Smith property; thence

Leaving the Westerly Right-Of-Way of said Interstate Highway No. 55 (Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000), run West along the Northerly boundary of Tract 1 of said David B. Smith property for a distance of 1609.46 feet; thence

Continue West along the Northerly boundary of Tract 1 of said David B. Smith property for a distance of 3123.08 feet to a one-half inch iron rebar lying at the NW corner, thereof, said point also lying on the Easterly boundary of Old Jackson Road (Federal Aid Route No. 6994), as it existed in May, 2023; thence

South 00 degrees 20 minutes 48 seconds East along the Westerly boundary of Tract 1 of said David B. Smith property and the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994), for a distance of 100.00 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue South 00 degrees 20 minutes 48 seconds East along the Westerly boundary of Tract 1 of said David B. Smith property and the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994) for a distance of 739.95 feet to a one-half inch iron rebar lying at the SW corner of Tract 1 of said David B. Smith property, said point also lying on the Southerly boundary of said Section 34, T9N-R2E; thence

Leaving the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994), run East along the Southerly boundary of Tract 1 of said David B. Smith property and the Southerly boundary of said Section 34, T9N-R2E, for a distance of 1551.58 feet; thence

Leaving the Southerly boundary of Tract 1 of said David B. Smith property and the Southerly boundary of said Section 34, T9N-R2E, run North for a distance of 739.94 feet; thence

West for a distance of 1556.06 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

DESCRIPTION-TRACT NO. 3

A parcel or tract of land, containing **26.61 acres (1,159,051.98 Sq. Ft.)**, more or less, lying and being situated in the South ½ of Section 34, T9N-R2E, Madison County, Mississippi, being a part of Tract 1 of the David B. Smith property as described in Deed Book 4324 at Page 517 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a found steel post lying at the NE corner of said Section 34, T9N-R2E, Madison County, Mississippi; run thence

South for a distance of 5,280.00 feet; thence

West for a distance of 674.08 feet to a one-half inch iron rebar lying on the Southerly boundary of said Section 34, T9N-R2E and the Westerly Right-Of-Way of Interstate Highway No. 55 (Federal Aid Project No. I-55-2(23)112) as it existed in May, 2023, and the SE corner of Tract 1 of the David B. Smith property; thence

Leaving the Southerly boundary of said Section 34, T9N-R2E, run North 15 degrees 00 minutes 45 seconds East along the Westerly Right-Of-Way of said Interstate Highway No. 55 and the Easterly boundary of Tract 1 of the David B. Smith property for a distance of 343.19 feet to a found concrete monument lying on the Westerly Right-Of-Way of Interstate Highway No. 55 as shown on that certain Right-Of-Way acquisition plat of Parcel E for Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000); thence

North 10 degrees 52 minutes 25 seconds East (North 10 degrees 44 minutes 50 seconds East-ROW Plat) along the Westerly Right-Of-Way of Interstate Highway No. 55 (Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000) and the Easterly boundary of Tract 1 of the David B. Smith property for a distance of 517.75 feet to a one-half inch iron rebar lying at the NE corner of Tract 1 of said David B. Smith property; thence

Leaving the Westerly Right-Of-Way of said Interstate Highway No. 55 (Nissan/MDOT Project No. ISP 0055-02(178) (103392/201000), run West along the Northerly boundary of Tract 1 of said David B. Smith property for a distance of 1609.46 feet; thence

Continue West along the Northerly boundary of Tract 1 of said David B. Smith property for a distance of 3123.08 feet to a one-half inch iron rebar lying at the NW corner, thereof, said point also lying on the Easterly boundary of Old Jackson Road (Federal Aid Route No. 6994), as it existed in May, 2023; thence

South 00 degrees 20 minutes 48 seconds East along the Westerly boundary of Tract 1 of said David B. Smith property and the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994), for a distance of 100.00 feet; thence

Continue South 00 degrees 20 minutes 48 seconds East along the Westerly boundary of Tract 1 of said David B. Smith property and the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994) for a distance of 739.95 feet to a one-half inch iron rebar lying at the SW corner of Tract 1 of said

David B. Smith property, said point also lying on the Southerly boundary of said Section 34, T9N-R2E; thence

Leaving the Easterly boundary of said Old Jackson Road (Federal Aid Route No. 6994), run East along the Southerly boundary of Tract 1 of said David B. Smith property and the Southerly boundary of said Section 34, T9N-R2E, for a distance of 1551.58 feet to the **POINT OF BEGINNING** of the herein described property; thence

Leaving the Southerly boundary of Tract 1 of said David B. Smith property and the Southerly boundary of said Section 34, T9N-R2E, run North for a distance of 739.94 feet; thence

East for a distance of 1566.42 feet; thence

South for a distance of 739.94 feet to a point lying on the Southerly boundary of Tract 1 of said David B. Smith property, said point also lying on the Southerly boundary of said Section 34, T9N-R2E; thence

West along the Southerly boundary of Tract 1 of said David B. Smith property and the Southerly boundary of said Section 34, T9N-R2E, for a distance of 1566.42 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

No.	Concerns	Eutaw Construction Response
1	Trailers placed as offices, warehouses for storage, dumping items, heavy equipment stored on property	Eutaw's intended use for this property is solely for our corporate office campus. We have a separate equipment shop in Aberdeen, MS that stores our heavy equipment. Most of our equipment stays on projects and moves job to job.
2	Utility Concerns	Our engineer has reached out to CMU and will work with them to engineer utility connections
3	Heavy Equipment Trucks/Damage to Roads	Eutaw does not dispatch heavy equipment trucks out of our corporate office. A typical day at Eutaw's corporate office is approximately 15-20 passenger vehicles. There are no daily "customers" that visit our business.
4	Security Concerns	Eutaw will install a gate at Old Jackson Rd to prevent unwanted traffic to our office, as well as some security fencing, security system, and camera system.
5	Use of Hawkins/Thompson Lane	Our access to the property would be off of Old Jackson Road. There will not be a need to use Hawkins/Thompson lane.
6	Commercial Use Concerns	The only commercial use that Eutaw has planned for this property is an office building and small yard to park passenger vehicles and small utility trailers.
7	Buffer between Properties	Our work hours are 7:00-5:00 Monday thru Friday and all of our work is conducted inside an office building. There will be very minimal noise during business hours. This is not an ongoing construction or manufacturing location.
8	Flood Zones	To be able to get a permit for construction, our Engineer will submit our grading plan to the appropriate governing authorities that ensure our design takes into account impact to flood zones and waterways.
9	Access Road	Our access to our office will be a newly constructed driveway off of Old Jackson Road.
10	Debris from Construction	All construction debris will be placed in dumpsters and disposed of appropriately. Eutaw has a very high environmental standard we adhere to. There is no construction debris delivered from any work outside the construction of the new office building.
11	Air Quality/Pollution	Nothing pertaining to our corporate office would affect air quality. We will submit and be required by law to get a Stormwater Permit from the MDEQ that addresses all construction related environmental concerns.
12	Noise Buffer	Our work hours are 7:00-5:00 Monday thru Friday and all of our work is conducted inside an office building. There will be very minimal noise during business hours. This is not an ongoing construction or manufacturing location.