

BEFORE THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

**IN THE MATTER OF AMENDED THE MASTER PLAN OF CERTAIN LAND SITUATED IN
SECTIONS 28, 32, AND 33, T8N, R1E, MADISON COUNTY, MISSISSIPPI**

PETITIONER:

Finch Properties, LLC

PETITION TO AMEND THE MASTER PLAN OF MIPITOU/NEW CASTLE

WHEREAS, Finch Properties, LLC (the “Petitioner”) is the record owner in fee simple of approximately 107.16 acres of land identified on the Madison County tax rolls as Parcel Nos. 081H-33-002/02.00, the portion of 081H-33-002/00.00 lying north of the creek, 081I-32-029/03.00, and 081I-32-019/02.00, more particularly described in Exhibit A (the “Property”); and

WHEREAS, on June 7, 2021 this Board adopted a master plan depicted in Exhibit C (the “2021 Master Plan”) for roughly 160 acres commonly referred to as “Mipitou / New Castle,” which contemplated the creation of 65 residential lots, internal subdivision streets, and related infrastructure on the Property; and

WHEREAS, title to the Property has since vested in Petitioner by Warranty Deed recorded in Book 4520, Page 765, and Petitioner now desires to amend 2021 Master Plan with the plan set forth on Exhibit D attached hereto (the “Revised Development”); and

WHEREAS, the Revised Development will (i) reduce residential density, traffic generation, and storm-water runoff, (ii) lessen demand on public utilities and road infrastructure, (iii) preserve more open space than the 2021 Master Plan, while remaining fully consistent with the Madison County Land-Use and Transportation Plan, and the R-1A zoning district regulations, and (iv) otherwise should be approved for reasons set forth in Exhibit B; and

WHEREAS, all necessary utilities can be extended to the Property without public expense; and

NOW, THEREFORE, Petitioner respectfully requests that the Board of Supervisors enter an order granting the following relief:

1. **Adopt Revised Master Plan.** Approve the plan attached as Exhibit D and declare it the official master plan for the Revised Development, thereby superseding that portion of the 2021 Master Plan affecting the Property.
2. **Confirm Zoning Compliance.** Determine that the Revised Development is a permitted use under the existing R-1A zoning classification and that no additional rezoning is required.
3. **Grant Further Relief.** Grant Petitioner such other relief as the Board deems just and proper.

Respectfully submitted, this the 1st day of June, 2025.

PETITIONER:

Finch Properties, LLC

By: _____

Drew Hegi, its member

EXHIBIT A
DESCRIPTION

107.16 ACRE SURVEY DESCRIPTION

A parcel of land containing 107.16 acres, more or less, situated in the New Castle Subdivision, Part IV, Amended as recorded in the Office of the Chancery Clerk in the City of Canton, Madison County, Mississippi and also being in the Southwest $\frac{1}{4}$ of Section 28 and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and in the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 32 and in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 8 North, Range 1 East, Madison County, Mississippi and being more particularly described as follows:

BEGINNING at a found iron bar (having MS State Plane System Coordinates N: 1,092,000.25 E: 2,336,145.96) at the Northeast corner of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 33, Township 8 North, Range 1 East, Madison County, Mississippi;

thence run South 00 Degrees 03 Minutes 37 Seconds East along the East line of said West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 33 for a distance of 2482.63 feet to a point in the centerline of a creek;

thence run the following 21 calls along said creek centerline:

- North 33 Degrees 39 Minutes 46 Seconds West for a distance of 586.78 feet;
- North 21 Degrees 18 Minutes 12 Seconds West for a distance of 136.59 feet;
- North 38 Degrees 01 Minutes 48 Seconds West for a distance of 26.30 feet;
- North 54 Degrees 56 Minutes 41 Seconds West for a distance of 97.03 feet;
- North 61 Degrees 34 Minutes 28 Seconds West for a distance of 96.21 feet;
- North 54 Degrees 21 Minutes 31 Seconds West for a distance of 337.13 feet;
- North 59 Degrees 55 Minutes 45 Seconds West for a distance of 92.68 feet;
- North 62 Degrees 43 Minutes 16 Seconds West for a distance of 175.75 feet;
- North 66 Degrees 36 Minutes 29 Seconds West for a distance of 87.24 feet;
- North 50 Degrees 28 Minutes 06 Seconds West for a distance of 69.07 feet;
- North 88 Degrees 35 Minutes 24 Seconds West for a distance of 76.05 feet;
- North 73 Degrees 42 Minutes 46 Seconds West for a distance of 237.53 feet;
- North 77 Degrees 37 Minutes 22 Seconds West for a distance of 337.85 feet;
- North 80 Degrees 07 Minutes 13 Seconds West for a distance of 100.59 feet;
- North 88 Degrees 15 Minutes 55 Seconds West for a distance of 313.25 feet;
- North 70 Degrees 06 Minutes 00 Seconds West for a distance of 94.53 feet;
- South 26 Degrees 36 Minutes 46 Seconds West for a distance of 43.14 feet;
- North 89 Degrees 10 Minutes 56 Seconds West for a distance of 54.93 feet;
- North 75 Degrees 45 Minutes 25 Seconds West for a distance of 98.08 feet;
- South 83 Degrees 47 Minutes 10 Seconds West for a distance of 65.80 feet;
- North 82 Degrees 41 Minutes 37 Seconds West for a distance of 80.42 feet to the intersection of the centerline of said creek with the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 32;

thence leaving said centerline of creek run South 00 Degrees 08 Minutes 09 Seconds East along said West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ for a distance of 23.51 feet to a found rebar;

thence leaving said West line run West for a distance of 214.34 feet to a found rebar;

thence run South 73 Degrees 41 Minutes 32 Seconds West for a distance of 172.22 feet to a found rebar;

thence run South 82 Degrees 49 Minutes 09 Seconds West for a distance of 124.01 feet to a found rebar;

thence run South 67 Degrees 48 Minutes 15 Seconds West for a distance of 93.32 feet to a found rebar;

thence run North 88 Degrees 18 Minutes 27 Seconds West for a distance of 47.06 feet to a found rebar;

thence run South 55 Degrees 34 Minutes 24 Seconds West for a distance of 95.39 feet to a found rebar;

thence run South 79 Degrees 53 Minutes 55 Seconds West for a distance of 92.33 feet to a found rebar;

thence run South 87 Degrees 37 Minutes 23 Seconds West for a distance of 122.19 feet to a found rebar;

thence run South 75 Degrees 45 Minutes 49 Seconds West for a distance of 386.32 feet to a found rebar on the East right-of-way line of Gus Green Road;

thence run North 00 Degrees 12 Minutes 31 Seconds East along said East right-of-way line for a distance of 697.70 feet to a found rebar;

thence leaving said East right-of-way line run South 89 Degrees 55 Minutes 14 Seconds East for a distance of 1298.72 feet to said West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 32;

thence run North 00 Degrees 07 Minutes 50 Seconds West along said West line for a distance of 757.22 feet to a set $\frac{1}{2}$ " rebar at the Northwest corner of said East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 32;

thence run South 89 Degrees 27 Minutes 41 Seconds East along the North line of said East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ for a distance of 1329.42 feet to a set $\frac{1}{2}$ " rebar at the Northeast corner of said East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 32;

thence run North 89 Degrees 48 Minutes 56 Seconds East along the North line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 33 for a distance of 444.49 feet to a set $\frac{1}{2}$ " rebar;

thence leaving said North line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 33 run North 00 Degrees 08 Minutes 39 Seconds East for a distance of 42.91 feet to a found rebar in an existing fence line;

thence run South 89 Degrees 46 Minutes 00 Seconds East along said existing fence line for a distance of 278.15 feet to a set $\frac{1}{2}$ " rebar on a point on a curve to the left;

thence run counterclockwise along said curve to the left for a distance of 190.63 feet to a set $\frac{1}{2}$ " rebar at the Southeast corner of Lot C of New Castle Subdivision, Part IV, Amended as recorded in Cabinet F at Slide 106B and 107A in said Chancery Clerk's Office and being at the beginning of a curve to the right, said curve having a radius of 827.90 feet and a chord bearing and distance of North 01 Degrees 06 Minutes 16 Seconds West – 190.21 feet;

thence run clockwise along said curve to the right and being the West line of said Lot C for a distance of 140.28 feet to a found iron rod, said curve having a radius of 690.00 feet and a chord bearing and distance of North 01 Degrees 52 Minutes 33 Seconds West – 140.04 feet;

thence run North 04 Degrees 24 Minutes 31 Seconds East along said West lot line for a distance of 136.03 feet to a set $\frac{1}{2}$ " rebar on the South right-of-way line of Dover Lane and being on a curve to the left;

thence run counterclockwise along said curve to the left and along said South right-of-way line for a distance of 60.03 feet to a set $\frac{1}{2}$ " rebar at the Northwest corner of Lot B, said curve having a radius of 570.54 feet and a chord bearing and distance of South 85 Degrees 35 Minutes 29 Seconds East – 60.00 feet;

thence leaving said South right-of-way line run South 04 Degrees 24 Minutes 31 Seconds West along the East Lot line of for a distance of 135.55 feet to a set ½" rebar on a curve to the left;

thence run counterclockwise along said curve to the left and along said East lot line for a distance of 136.79 feet to a set ½" rebar on a curve to the right, said curve having a radius of 630.00 feet and a chord bearing and distance of South 02 Degrees 16 Minutes 18 Seconds East – 136.52 feet

thence run clockwise along said curve to the right for a distance of 190.14 feet to a set ½" rebar in an existing fence line, said curve having a radius of 888.00 feet and a chord bearing and distance of South 01 Degrees 00 Minutes 25 Seconds East – 189.78 feet;

thence run North 89 Degrees 46 Minutes 23 Seconds East along said existing fence line for a distance of 42.20 feet to a set ½" rebar;

thence run South 89 Degrees 27 Minutes 18 Seconds East along said existing fence line for a distance of 272.00 feet to a set ½" rebar;

thence run North 89 Degrees 21 Minutes 44 Seconds East along said existing fence line for a distance of 64.35 feet to a found concrete monument;

thence run North 89 Degrees 21 Minutes 44 Seconds East along said existing fence line for a distance of 96.82 feet to a set ½" rebar

thence run North 88 Degrees 23 Minutes 43 Seconds East for a distance of 60.68 feet to a set ½" rebar;

thence run South 00 Degrees 03 Minutes 37 Seconds East for a distance of 39.86 feet back to the POINT OF BEGINNING.

EXHIBIT B
JUSTIFICATION FOR AMENDMENT TO MASTER PLAN

I. INTRODUCTION AND BACKGROUND

Finch Properties, LLC respectfully requests approval to amend the master plan for approximately 107.16 acres of the Mipitou/New Castle development. The current master plan, approved by this Board on June 7, 2021, contemplated a residential subdivision with sixty-five one-acre lots requiring extensive internal road infrastructure, multiple utility connections, and significant environmental disturbance. Since that approval, circumstances have changed substantially, and the Property now presents an opportunity to better serve the public interest while remaining fully compliant with all applicable zoning regulations.

The proposed amendment would replace and supersede the lot-intensive design with a single-family estate consisting of one primary residence, a lakeside house, a private recreational lake, and accessory structures. This Revised Development is a major shift toward lower-impact land use that preserves the rural character of the area while reducing demands on public infrastructure and services.

II. SUBSTANTIAL REDUCTION IN DEVELOPMENT INTENSITY

The most significant benefit of the proposed amendment is the dramatic reduction in development intensity. Where the current master plan contemplates 65 residential lots generating substantial ongoing impacts, the Revised Development proposes a single estate that reduces residential density by 98.5%. This reduction translates directly into meaningful benefits for the surrounding community and Madison County as a whole.

The traffic generation comparison is particularly compelling. The existing master plan would generate an estimated 650 or more daily vehicle trips based on standard residential trip generation rates, while the Revised Development would generate fewer than 20 trips. This represents a 97% percent reduction in traffic impacts, eliminating concerns about congestion, safety, and wear on local roadway infrastructure.

III. BETTER ENVIRONMENTAL OUTCOMES

The Revised Development provides superior environmental protection compared to the subdivision model. Rather than fragmenting the landscape with multiple building sites, driveways, and utility corridors, the Revised Development preserves large contiguous areas of natural habitat and vegetation. The private recreational lake serves dual purposes as both an amenity and an enhanced stormwater management feature, providing natural retention and filtration that exceeds what would be achieved through conventional subdivision stormwater infrastructure.

Tree preservation is substantially enhanced under the revised plan. The subdivision model would require clearing for miles of internal roads, sixty-five individual building sites, and associated utility easements. The Revised Development minimizes clearing, preserving the majority of existing mature vegetation that contributes to the area's rural character.

The wastewater management approach further demonstrates environmental responsibility. Rather than requiring extension of public sewer infrastructure or installation of a community treatment system, the Revised Development will utilize a state-approved individual sewage treatment system designed to handle the reduced waste generation efficiently and safely.

IV. REGULATORY COMPLIANCE AND CONSISTENCY

The Revised Development is a permitted use under the existing R-1A zoning classification without need for additional rezoning or special approvals. Single-family residential use with accessory structures falls within the parameters of R-1A zoning, and the proposed development far exceeds minimum lot size requirements while complying with all applicable setback and coverage limitations.

The amendment also aligns with the Madison County Land-Use and Transportation Plan's goals of promoting appropriate low-density development while preserving rural character. The Revised Development model supports efficient use of public resources by minimizing infrastructure demands while maintaining the agricultural and residential character that the Plan seeks to preserve in this area.

All necessary utilities are available or can be extended to the Property without public expense.

V. PUBLIC BENEFITS AND COST SAVINGS

The proposed amendment generates substantial public benefits through reduced demand on county services and infrastructure. The elimination of subdivision roads removes the eventual burden of public acceptance and ongoing maintenance of miles of internal streets. Emergency service demands are reduced proportionally with the decrease in residential units, creating ongoing savings in fire, police, and emergency medical services.

School system impacts are similarly reduced. Rather than generating enrollment from potentially 65 households, the Revised Development eliminates this burden on school capacity and transportation services. These reductions translate into long-term cost savings for Madison County taxpayers.

Further, the development also enhances property values throughout the surrounding area by preserving open space and rural character that existing residents value.

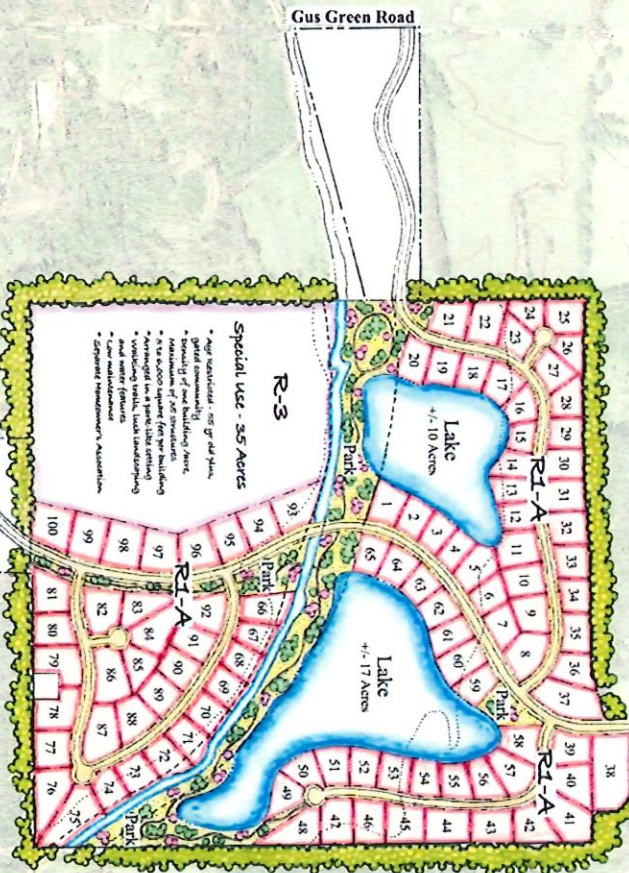
VI. CONCLUSION

The proposed master plan amendment represents a superior approach to land development that achieves multiple public policy objectives. The Revised Development dramatically reduces residential density, eliminates traffic and infrastructure concerns, enhances environmental protection, and generates substantial public cost savings while remaining fully compliant with existing zoning and land use regulations.

For these reasons, Finch Properties, LLC respectfully requests that the Board of Supervisors approve the proposed master plan amendment and confirm that the Revised Development complies with all applicable zoning requirements.

AQ1727 Debeukelaer Topo

Robinson
Springs Rd



2/10/21

Scale 1:2,400

0 200 400 600 800 1000 1200 ft

Data Zoom 15-4

Thomas W Bobbitt
TWB Consulting, Land Planner
601-209-0195

Summary
Current Zoning:
160.4 acres zoned R-3

Proposed Zoning:
+/- 125.4 acres to be rezoned R1-A
+/- 35.0 acres to be rezoned R-3 Special Use

