

APPLICATION FOR CONDITIONAL USE

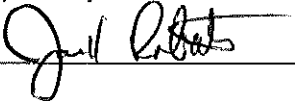
Name and Address of Applicant: JAMES H Robertson 317 Gus Green Rd Flova, MS 39071	Street Address of Property (if different address): 341 Gus Green Rd Flova, MS 39071
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
9-1-2025	A-1	See (Exhibit A)	081I-29-009/02,02	N/O	See (Exhibit B)

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

Comments: I will construct a cyclone Fence upon approval. Parking for 8-10 cars.
My older Brother Passed away 2 years ago and is Buried in a cemetery by himself
and I wanted him to be near his Family.

Respectfully Submitted



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 _____

Jim Robertson

A tract or parcel of land containing 0.17 acres, lying and being situated in the Southeast quarter of the Northwest quarter of Section 29, Township 8 North, Range 1 East, Madison County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99995145 and a grid to geodetic azimuth angle of 00 degrees 03 minutes 43 seconds developed at the below described POINT OF BEGINNING:

Commencing at a found $\frac{1}{2}$ inch rebar at the Northwest corner of the Northeast quarter of the Northwest $\frac{1}{4}$ of Section 29, Township 8 North, Range 1 East, Madison County, Mississippi;

From said point run East 1,297.46 feet to a point;

Thence run South 1,719.25 feet to a found $\frac{1}{2}$ inch rebar on the Westerly Right of Way of Gus Green Road, said point also being the POINT OF BEGINNING and the Northeast corner of Parcel 5 of the Subdivision of Gulf Guaranty Life Insurance Company Tract;

Thence run South 00 degrees 51 minutes 42 seconds West along said Right of Way for a distance of 84.98 feet to a set $\frac{1}{2}$ inch rebar;

Thence run South 89 degrees 59 minutes 30 seconds West for a distance of 88.00 feet to a set $\frac{1}{2}$ inch rebar;

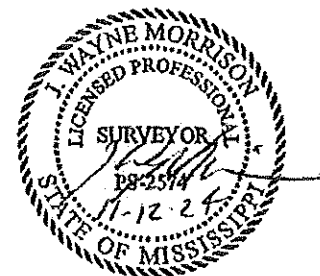
Thence run North 00 degrees 00 minutes 49 seconds East for a distance of 85.03 feet to a set $\frac{1}{2}$ inch rebar on the North line of said Parcel 5;

Thence run South 89 degrees 58 minutes 25 seconds East along said North line for a distance of 89.26 feet back to the POINT OF BEGINNING.

The above description is based off plat of survey by Williams, Clark, and Morrison, Inc., dated November 12, 2024.

Williams, Clark, and Morrison, Inc.
Engineers and Surveyors
213 South Main Street
Yazoo City, MS 39194
662-746-1863

Note of Recordation: The above described tract of land is all located in the Southeast quarter of the Northwest quarter of Section 29, Township 8 North, Range 1 East, Madison County, Mississippi.



[sl]Jim Robertson

[qleg-dsp

[bt

NOTICE OF PUBLIC HEARING ON PETITION FOR CONDITIONAL USE

NOTICE IS HEREBY GIVEN that Jim Robertson has filed a petition before the Madison County Board of Supervisors for a Conditional Use pursuant to the Zoning Ordinance of Madison County, MS, and the Zoning Map adopted pursuant thereto, requesting a Conditional Use to develop and operate a cemetery on property zoned A-1 Agricultural District, being situated in Madison County, MS, to wit:

Legal Description

A tract or parcel of land containing 0.17 acres, lying and being situated in the Southeast quarter of the Northwest quarter of Section 29, Township 8 North, Range I East, Madison County, Mississippi. •

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99995145 and a grid to geodetic azimuth angle of 00 degrees 03 minutes 43 seconds developed at the below described POINT OF BEGINNING:

Commencing at a found 1/4 inch rebar at the Northwest corner of the Northeast quarter of the Northwest 1/4 of Section 29, Township 8 North, Range I East, Madison County, Mississippi.

From said point run East 1,297.46 feet to a point.

Thence run South 1,719.25 feet to a found 1/2 inch rebar on the Westerly Right of Way of Gus Green Road, said point also being the POINT OF BEGINNING and the Northeast corner of Parcel S of the Subdivision of Gulf Guaranty Life Insurance Company Tract.

Thence run South 00 degrees 51 minutes 42 seconds West along said Right of Way for a distance of 84.98 feet to a set 1/4 inch rebar;

Thence run South 89 degrees 09 minutes 30 seconds West for a distance of 88.00 feet to a set 1/2 inch rebar;

Thence run North 00 degrees 00 minutes 49 seconds East for a distance of 5.03 feet to a set 1/2 inch rebar on the North line of said Parcel S;

* Thence run South 89 degrees 58 minutes 25 seconds East along said North line for a distance of 89.26 feet back to the Point OF BEGINNING.

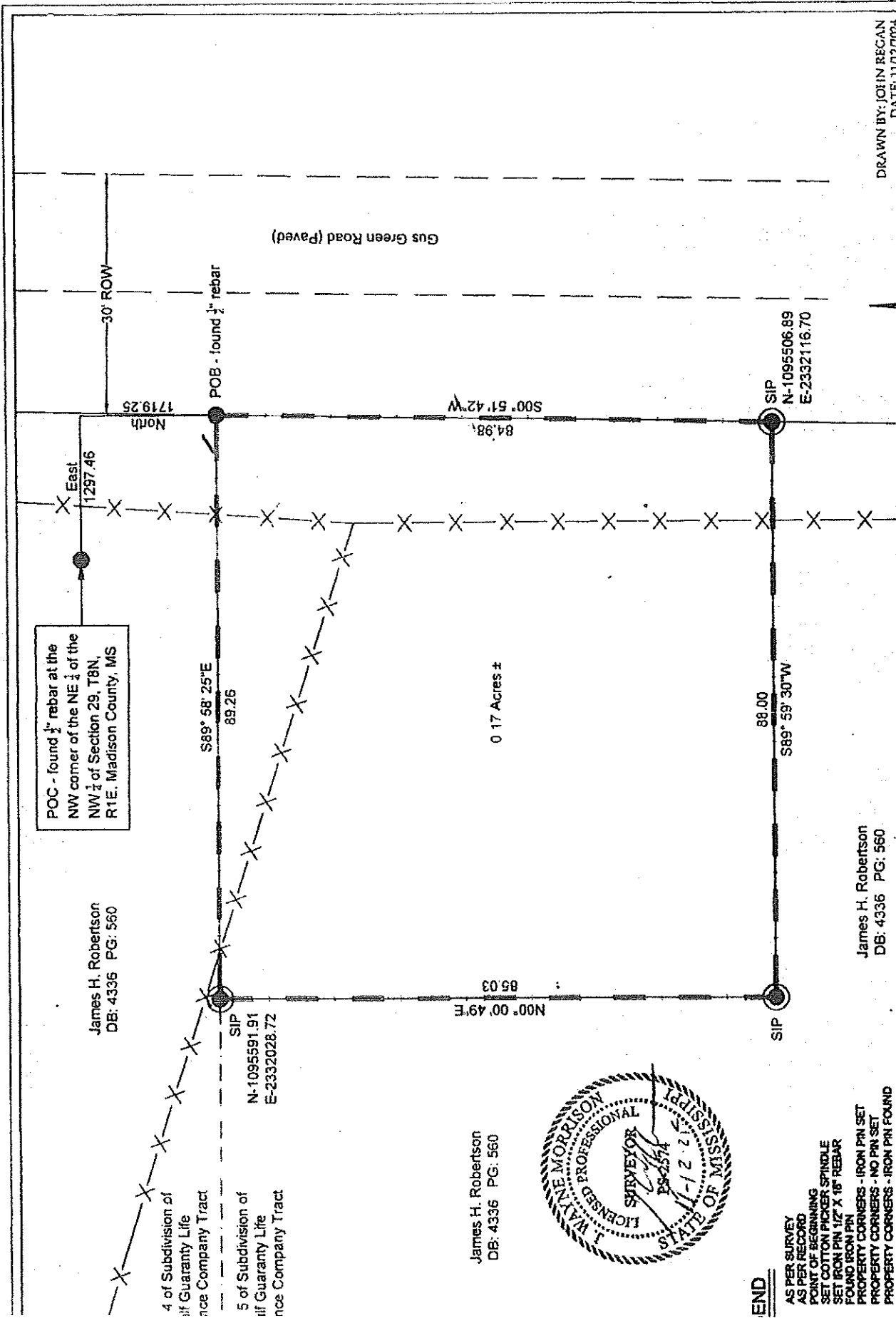
NOTICE IS FURTHER GIVEN that the Planning Commission of Madison County, MS, will meet at 9 a.m. on October 16, 2025, at the Madison County Complex Building, in the Board Room, located at 125 West North Street, Canton, Madison County, MS to consider and act upon the petition, and will at such time, date and place, hold and conduct a public hearing at which all parties in interest and citizens shall have an opportunity to be heard on the matter of the petition, either in person, by petition, or by attorney.

BY ORDER OF THE PLANNING AND ZONING ADMINISTRATOR OF MADISON COUNTY,
MISSISSIPPI, on this the 1st day of September 2025.

/s/Scott Weeks, Zoning Administrator

Publish: September 25, 2025

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DRAWN BY: JOHN REGAN
 DATE: 11/12/2024
 PARTY CHIEF: JAKE FLETCHER
 SFC - MS WEST NAD83
 DERIVED BY: GPS-RTK OBSERVATIONS
 JOB NUMBER: 19-2024-1738
 CLASS 'B' SURVEY
 FIELD WORK: 8/13/2024

WILLIAMS, CLARK & MORRISON, INC.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 567
 213 SOUTH MAIN STREET
 YAZOO CITY, MISSISSIPPI

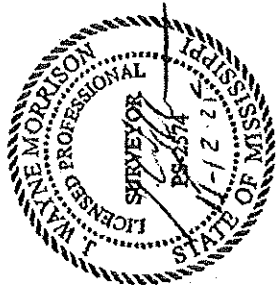
MISSISSIPPI STATE PLANE COORDINATE
 SYSTEM WEST ZONE, NAD83
 SCALE FACTOR: 0.99995145
 CONVERGENCE ANGLE: 00° 03' 43"

SEC. 29, T-8-N, R-1-E
 MADISON COUNTY, MISSISSIPPI

SURVEY PLAT PREPARED FOR:
 JIM ROBERTSON

END
 AS PER SURVEY
 AS PER RECORD
 POINT OF BEGINNING
 SET COTTON PICKER SPINDLE
 SET IRON PIN 1/2" X 18" REBAR
 FOUND IRON PIN
 PROPERTY CORNERS - IRON PIN SET
 PROPERTY CORNERS - NO PIN SET
 PROPERTY CORNERS - IRON PIN FOUND
 FENCE
 POWER POLE
 OVER HEAD POWER
 RIGHT OF WAY
 PROPERTY LINE

by certify that this survey meets the
 lands for a Class 'B' survey found in the
 lands of Practice For Surveying, Appendix 'A'



James H. Robertson
 DB: 4336 PG: 560

James H. Robertson
 DB: 4336 PG: 560

James H. Robertson
 DB: 4336 PG: 560

POC - found 1/2" rebar at the
 NW corner of the NE 1/4 of the
 NW 1/4 of Section 29, T8N,
 R1E, Madison County, MS

1633 W. Peace Street
P.O. Box 608
Canton, MS 39046
(t): 601-859-6485 (f): 601-859-4743

Date: 02/24/2025

To: JAMES ROBERTSON

Re: Address for Parcel
081I-29 -009/02.02 (GPS: 32.512005 -90.218002)
Structure: V (VACANT)
Subdivision:

Per your request, we have determined your new address to be:

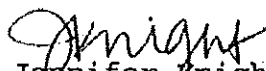
341 GUS GREEN RD
FLORA, MS 39071

Please find enclosed the E-911 ordinance for the maintenance of the Madison County Emergency Response System. We ask for your cooperation in marking your residence or structure as stated per the ordinance. This is very important in emergency response.

Because an address is based on an access point of a structure, please note that for some unforeseen reason the access point that this address assigned from should change, it is very important that you contact our office with the new information.

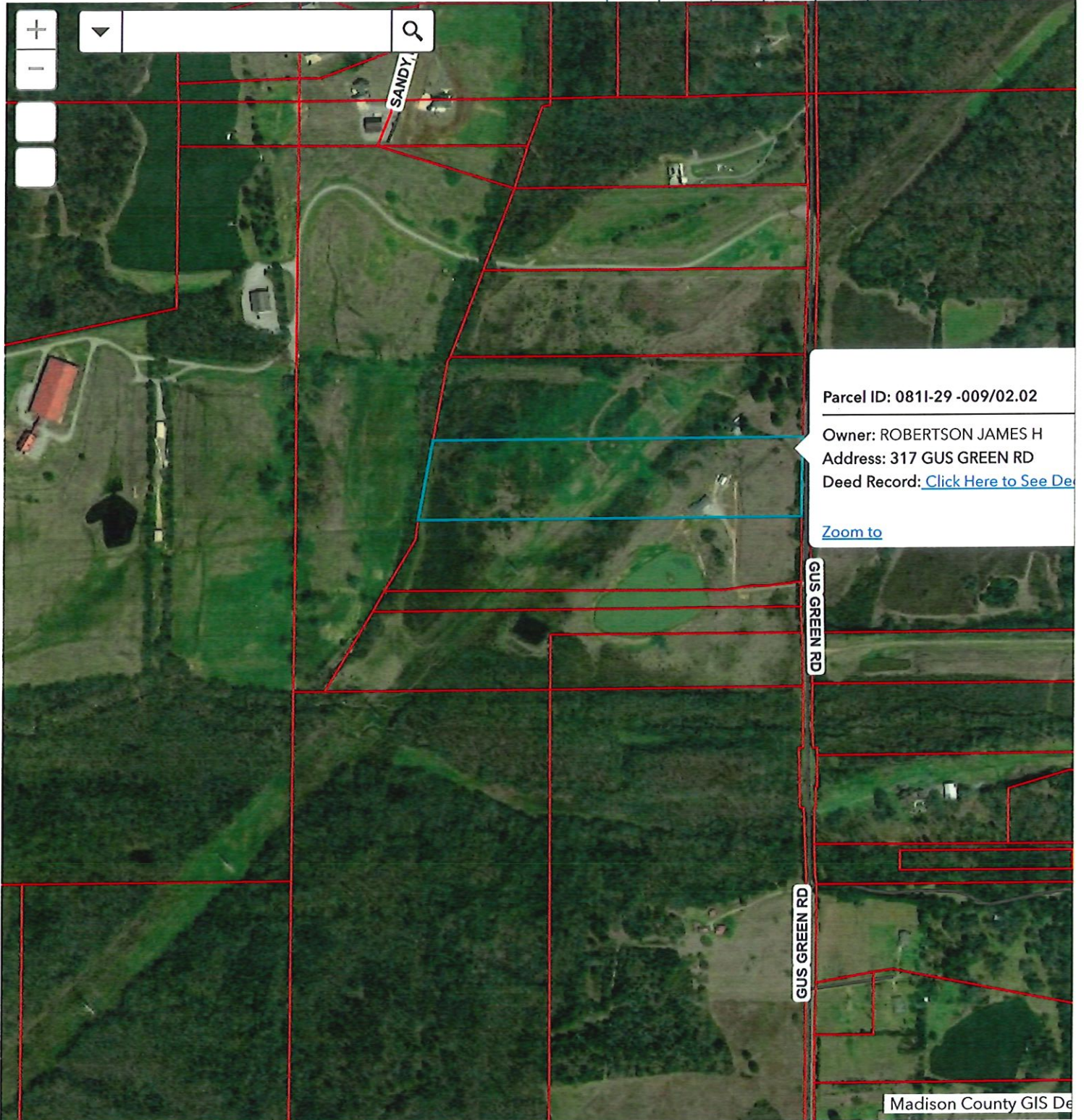
If you have any additional questions or need further assistance with this matter, please contact our office.

Sincerely,



Jennifer Knight
Madison County E-911 Administration

cc: Postmaster (FLORA)
Madison Co. Sheriff Dept.
Madison Co. Tax Assessor
Madison Co. GIS Dept.
Madison Co. Road Dept.
Madison Co. ESN: 211



Parcel ID: 0811-29 -009/02.02

Owner: ROBERTSON JAMES H

Address: 317 GUS GREEN RD

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

[Zoom to](#)

GUS GREEN RD

GUS GREEN RD

Madison County GIS De

600ft

-90.216 32.510 Degrees