

# APPLICATION FOR REZONING

**Name and Address of Applicant:**

John Cowan Harreld, Sr.

P.O. Box 160

Madison, MS 39110


APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
March 11, 2025	A-1	See (Exhibit A)	13.35 acres being part of Parcel No. 092E-22-003/00.00	X	See (Exhibit B)

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

Comments: Applicant is seeking to rezone 13.35 acres from its present zoning of A-1 to C-2 with a conditional use for an RV Park.

Respectfully Submitted

John Cowan Harreld, Sr.

By:   
Don A. McGraw, Jr., His Attorney

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 \_\_\_\_\_

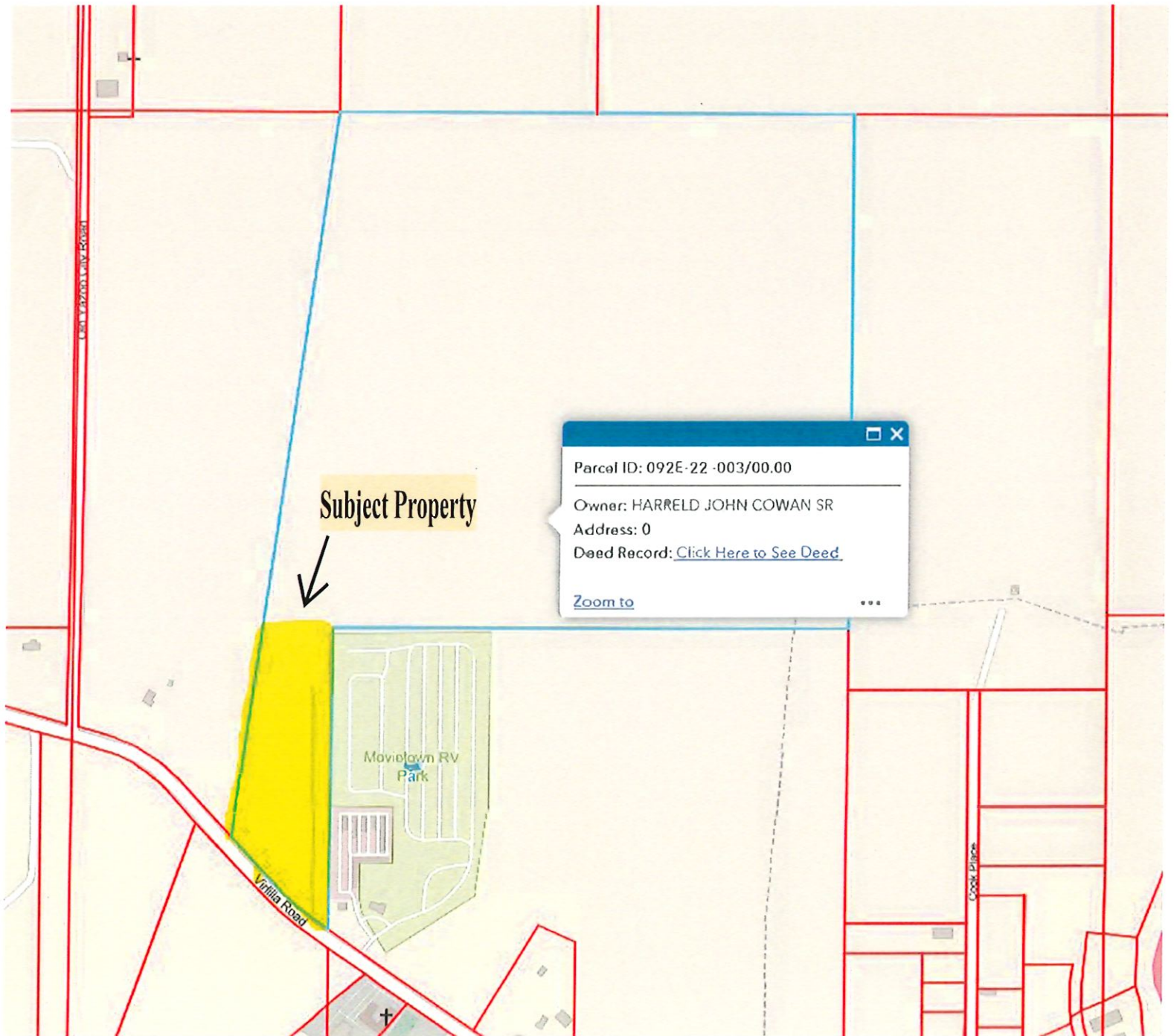
Final disposition of Petition \_\_\_\_\_

JOHN HARRELD  
SECTION 22, T9N-R2E,  
MADISON COUNTY, MISSISSIPPI

A certain tract of land containing 13.35 acres more or less, being part of that parcel described in Deed Book 3392 at Page 690, situated in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the 1/2" rebar found marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi; run thence, South 00°03'25" East for 1573.87 feet to a set 1/2" rebar; run thence, along the north right of way of Virililia Road for the following 2 courses:  
492.71 feet along the arc of a curve to the right, said curve having a radius of 2259.59 feet and a chord of North 49°18'47" West for 491.73 feet to a found 5/8" rebar;  
North 43°04'26" West for 168.60 feet to a set 1/2" rebar;  
run thence, North 07°40'22" East for 1141.10 feet to a set 1/2" rebar; run thence, South 89°52'21" East for 334.08 feet back to the 1/2" rebar marking the POINT OF BEGINNING.





**BEFORE THE BOARD OF SUPERVISORS OF  
MADISON COUNTY, MISSISSIPPI**

**IN THE MATTER OF REZONING OF CERTAIN LAND  
SITUATED IN THE SW1/4 OF SECTION 22, TOWNSHIP 9 NORTH,  
RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI**

**JOHN COWAN HARRELD, SR.**

**PETITIONER**

**NOTICE OF HEARING**

This Notice of Hearing is given to you on behalf of John Cowan Harreld, Sr. who has filed a Petition and Application to Rezone and Reclassify a 13.35 acre parcel of property currently owned by John Cowan Harreld, Sr. located in Madison County, Mississippi.

The Application, Petition and legal description of the Subject Property are attached hereto and made part of this Notice.

John Cowan Harreld, Sr. is seeking to rezone the property from the present zoning of Agricultural (A-1) to Highway Commercial (C-2), with a conditional use for a Recreational Vehicle Park.

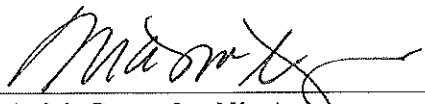
Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building located at 125 W. North Street, Canton, Mississippi 39046 at 9:00 AM on May 15, 2025, or on a subsequent date to which the matter may be continued.

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

You are given Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted November 19, 2019.

This the 17<sup>th</sup> day of March, 2025.

John Cowan Harreld, Sr.

By:   
Don A. McGraw, Jr., His Attorney  
Montgomery McGraw, PLLC  
P.O. Box 1039  
Canton, MS 39046  
(601) 859-3616  
Email: [dmcgraw@montgomerymcgraw.com](mailto:dmcgraw@montgomerymcgraw.com)

**BEFORE THE BOARD OF SUPERVISORS OF  
MADISON COUNTY, MISSISSIPPI**

**IN THE MATTER OF REZONING OF CERTAIN LAND  
SITUATED IN THE SW1/4 OF SECTION 22, TOWNSHIP 9 NORTH,  
RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI**

**JOHN COWAN HARRELD, SR.**

**PETITIONER**

**PETITION TO REZONE AND RECLASSIFY REAL PROPERTY**

**COMES NOW** John Cowan Harreld, Sr., 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 the SW1/4 of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi, and shows as follows:

1. John Cowan Harreld, Sr. is the fee simple record title Owner of the following described parcel located in the SW1/4 of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

A copy of the Deed to the Parent Tract of the Subject Property is attached hereto as **Exhibit "B"**.

2. Petitioner requests that the parcel be rezoned from its present Zoning District Classification of Agricultural (A-1) to Highway Commercial (C-2), with a conditional use for a Recreational Vehicle Park.

3. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, Mississippi which depicts the property as Agricultural (A-1), but due to the changes in the surrounding area, the highest and best use of the property is Highway Commercial (C-2).

4. A list of changes or conditions that support the rezoning are as follows:

- (a) The Subject Property is 13.35 acres, more or less, and fronts on Virililia Road, and is best suited for Commercial zoning with a conditional use for a



Recreational Vehicle Park.

- (b) The character of the neighborhood has changed to such an extent as to justify reclassification, and there is a public need for the rezoning. The property East of the Subject Property is zoned Highway Commercial (C-2) with a Recreational Vehicle Park, the property West of the Subject Property is zoned Industrial (I-2). Several parcels on the South side of Virililia Road across from the Subject Property have been zoned Industrial (I-2).


5. A plat/map showing the location of the Subject Property is attached as **Exhibit "C"**.

6. Petitioner is notifying the surrounding landowners owning property within 160 feet of the property described herein of the hearing date for this Petition by certified mail, return receipt requested. A list of all of such landowners is attached hereto as **Exhibit "D"**.

**WHEREFORE PREMISES CONSIDERED**, Petitioner respectfully requests that this Petition be received, and after due consideration, the Board of Supervisors of Madison County will reclassify the property described herein from its present Agricultural (A-1) designation to Highway Commercial (C-2) with a conditional use for a Recreational Vehicle Park.

**RESPECTFULLY SUBMITTED**, this the 12 day of March, 2025.

John Cowan Harreld, Sr.

By:   
Don A. McGraw, Jr., His Attorney

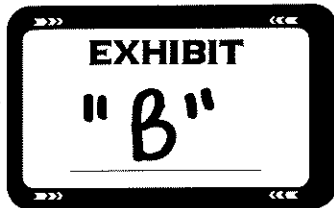
**Don A. McGraw, Jr. MSB #2621**  
Montgomery McGraw, PLLC  
151 W. Peace Street  
P.O. Box 1039  
Canton, MS 39046  
Telephone: 601-859-3616  
E-Mail: [Dmcgraw@montgomerymcgraw.com](mailto:Dmcgraw@montgomerymcgraw.com)  
*Attorney for Petitioner*

JOHN HARRELD  
SECTION 22, T9N-R2E,  
MADISON COUNTY, MISSISSIPPI

A certain tract of land containing 13.35 acres more or less, being part of that parcel described in Deed Book 3392 at Page 690, situated in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the 1/2" rebar found marking the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi; run thence, South 00°03'25" East for 1573.87 feet to a set 1/2" rebar; run thence, along the north right of way of Virililia Road for the following 2 courses:  
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BOOK 3392 PAGE 690 DOC 01 TY 0  
INST # 793371 MADISON COUNTY MS.  
This instrument was filed for  
record 9/19/16 at 4:04:20 PM  
RONNY LOTT, C.C. BY: ILB D.C.

**PREPARED BY:**

Don A. McGraw, Jr. - MSB# 2621  
Montgomery McGraw, PLLC  
P. O. Box 1039  
Canton, MS 39046  
601-859-3616

**RETURN TO:**

Don A. McGraw, Jr.  
Montgomery McGraw, PLLC  
P. O. Box 1039  
Canton, MS 39046  
601-859-3616

*13<sup>00</sup>  
11613*

**INDEXING:** SE1/4 of the SW1/4 of Section 15 and NE1/4 of the NW1/4, SE1/4 of the NW1/4, NW1/4 of the NE1/4, SW1/4 of the NE1/4, the NW1/4 of the NW1/4, SW1/4 of the NW1/4, NW1/4 of the SW1/4, SW1/4 of the SW1/4 of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

**GRANTOR:**

**STEPHEN D. COOK**  
1170 Old Jackson Rd.  
Canton MS 39046  
Phone: 601-941-5500

does hereby sell, convey and forever warrant unto:

**GRANTEE:**

**JOHN COWAN HARRELD, SR.**  
P.O. Box 160  
Madison, MS 39130  
Phone: 601-906-1150

my undivided 1/2 interest in and to the following described real property lying and being situated in Madison County, Mississippi, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

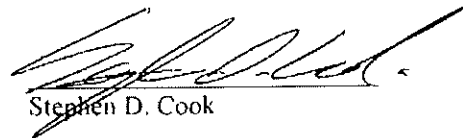


**WARRANTY OF THIS CONVEYANCE** is subject to the following exceptions, to wit:

1. County of Madison, Mississippi, ad valorem taxes for the year 2016, which are liens, but are not yet due or payable, which shall be prorated to the date hereof.
2. County of Madison, Mississippi, Zoning Ordinances and Subdivision Regulations, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

The subject property is no part of the homestead of the Grantor.

**WITNESS MY SIGNATURE** this the 19<sup>TH</sup> day of SEPTEMBER, 2016.

  
Stephen D. Cook

STATE OF MISSISSIPPI  
COUNTY OF MADISON

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority in and for the said county and state, on this 19<sup>TH</sup> day of SEPTEMBER, 2016, within my jurisdiction, the within named **Stephen D. Cook** who acknowledged that he executed the above and foregoing instrument.



  
NOTARY PUBLIC

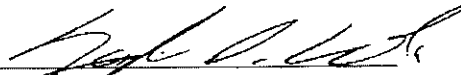
# EXHIBIT "A"

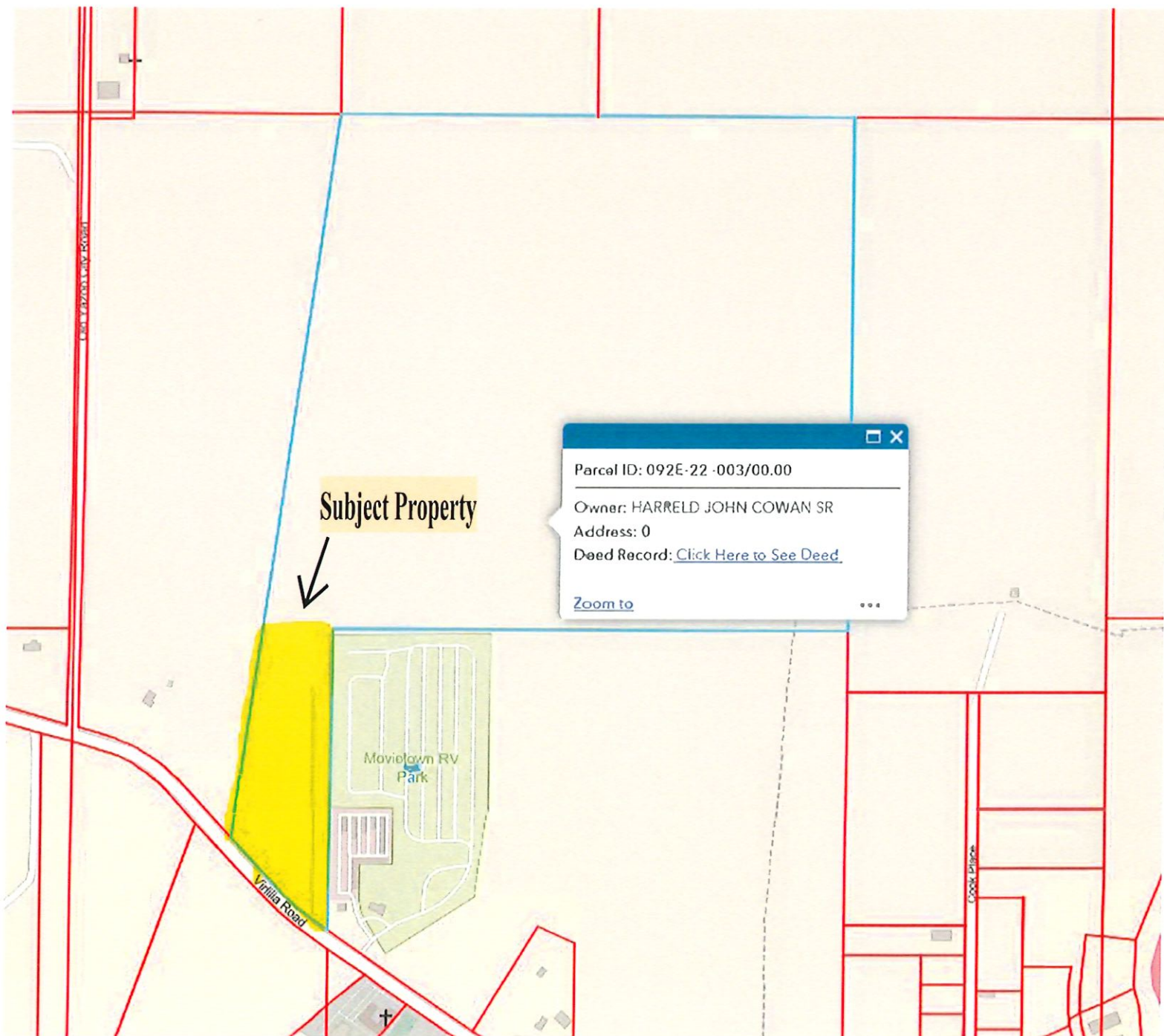
BOOK 3392 PAGE 692  
###

The following described real property lying and being situated Madison County, Mississippi, and being more particularly described as follows, to wit:

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 15 and in the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 9 North, Range 2 East, Madison County, Mississippi, described as: Commencing at an iron pin set at a fence corner found marking the Southwest corner of the said Southeast 1/4 of the Northwest 1/4 of Section 22, said iron pin marking the Point of Beginning of this description; thence run South 00°03'00" East 1564.41 feet to an iron pin set at a fence corner on the North side of a public paved state-aid road known as the Virilia Road; thence continuing South 00°03'00" East 9.02 feet to a point on the North right of way line of the said Virilia Road; thence run along the said North right of way line of the Virilia Road along a curve to the right (chord bearing and distance - North 50°22'30" West 399.16 feet, radius 1895.89 feet, delta - 12°05'05") 399.90 feet to a point of tangency; thence continuing along the said North right of way line of the Virilia Road North 43°27'30" West 262.16 feet to an iron pin; thence leaving the said North right of way line of the Virilia Road and run North 07°40'50" East along the projection of a fence and along said fence a distance of 3759.90 feet to an iron pin; thence run North 00°41'40" East 73.16 feet to a point marking the Southwest corner of the said Southeast 1/4 of the Southwest 1/4 of Section 15; thence run North 00°09'05" East along the West line of the said Southeast 1/4 of the Southwest 1/4 of Section 15 a distance of 57.55 feet to an iron pin; thence continuing North 00°09'05" East along a fence and projection of said fence a distance of 1229.74 feet to an iron pin set at the Northwest corner of the said Southeast 1/4 of the Southwest 1/4 of Section 15; thence run South 89°53'25" East 1325.41 feet to an iron pin set at the Northeast corner of the said Southeast 1/4 of the Southwest 1/4 of Section 15; thence run South 1291.33 feet to a 24 inch diameter dead tree (stump) fence corner marking the South 1/4 corner of said Section 15 and the North 1/4 corner of said Section 22, said corner being witnessed by an iron pin set East 1.7 feet from said corner; thence run South 89°43'00" East along the North line of said Section 22 a distance of 1325.28 feet to an iron pin set at the Northeast corner of the said Northwest 1/4 of the Northeast 1/4 of Section 22; thence run South 00°13'45" West 2663.33 feet to an iron pin set at a fence corner found marking the Southeast corner of the said Southwest 1/4 of the Northeast 1/4 of Section 22; thence run North 89°52'40" West 2660.40 feet to the Point of Beginning, subject to easements and restrictions of record.

SIGNED FOR IDENTIFICATION:

  
Stephen D. Cook



**LIST OF OWNERS WITHIN 160 FEET  
OF SUBJECT PROPERTY**

- |   |  |   |                   |
|---|--|---|-------------------|
| 1.  | Sowell Place, LLC<br>109 Movietown Drive<br>Canton, MS 39046                   | — | 092E-22-004/00.00 |
|   |  |   |                   |
| 2.  | Rita H. Graham Revocable Trust<br>252 Virililia Road<br>Canton, MS 39046       | — | 092E-22-002/00.00 |
|   |  |   |                   |
| 3.  | Priestly Chapel MB Church<br>177 Virililia Road<br>Canton, MS 39046            | — | 092E-22-005/02.00 |
|   |  |   |                   |
| 4.  | Margaret Denise Wade<br>114 Providence Drive<br>Madison, MS 39110              | — | 092E-22-001/02.00 |
|   |  |   |                   |
| Alfred W. Hardy, III<br>13 Shalamar Drive<br>Cashmere<br>Christchurch 8022, New Zealand |  |   |                   |
|   |  |   |                   |
| Diane Hardy King<br>231 East Town Drive<br>Brandon, MS 39042                            |  |   |                   |
|   |  |   |                   |
| 5.  | Paul R. Wilson<br>Virginia S. Wilson<br>105 Virililia Road<br>Canton, MS 39046 | — | 092E-22-001/00.00 |

