

APPLICATION FOR REZONING

R1 to R2

Name and Address of Applicant:

LFP, LLC
PO Box 986
Ridgeland, MS 39158

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
2/27/2026	R1	ATTACHED	ATTACHED	X	

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

Comments:

We desire to rezone the property to R2 with the intention for this to be a continuation of a residential community that is already zoned R2.

TAX PARCEL: 081F-13-004/00.00
081F-24-004/00.00

Respectfully Submitted

LFP, LLC

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 _____

BEFORE THE BOARD OF SUPERVISORS
OF MADISON COUNTY, MISSISSIPPI

PETITIONER: LFP LLC

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY
AND AMEND THE LAND USE PLAN

COMES NOW, LFP LLC, by written permission of GEORGE BANKS, 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 parcels of land situated in and to amend the Land Use Plan, and shows as follows:

TRACT 1:

The SE ¼ of the SE ¼ less 17 acres off the North end thereof, in Section 13, T8N-R1E, Madison County, Mississippi.

TRACT 2:

10 acres North of the Old Road off the North end of the East ½ of the NE ¼ of Section 24, T8N-R1E, Madison County, Mississippi.

Tax parcels: 081F-13-004/00.00 and 081F-24-004/00.00

1. LFP LLC, Petitioners, have written permission to file this Petition from the Owners of the following described parcels to, wit:

Attachment A—Legal Description

Attachment B—Warranty Deed of Property

Attachment C—Written Permission from Landowner

2. Petitioner request that the parcels be rezoned from its present Zoning District Classification of **Single-Family Residential Estate District (R1)** to a **Medium Density Residential District (R2.)**
3. A list of changes of conditions that support the rezoning are as follows:
 - a. The subject property described above is best suited for residential development. This property adjoins and will be an additional phase of the residential community of *Autumn Crest*.
 - b. Several subdivisions located in the area (Catlett Road) are currently zoned as a R2 and PUD. **Attachment D (Map labeled with subdivision names and type of zoning of the community.)**

c. There has been a change in the character of the neighborhood *since* the Comprehensive Plan for Madison County was adopted in November of 2019. Specifically, four parcels of property have been re-zoned to R-2.

Attachment E (Map)

Attachment F (Timeline of rezoning)

Attachment G (Board of Supervisors minutes regarding rezoning are color coded with the property that was rezoned as displayed on Timeline of rezoning)

d. There is a great public need because of the lack of available housing in this area.
Attachment H.

4. The Land Use and Transportation Map of Madison County, Mississippi, will need to be amended to reflect the property as "Medium Density Residential District (R2) It's presently designated "Single Family Residential Estate District. (R1)"
5. The map showing the location of the property. **Attachment I.**
6. The 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 landowners is attached. **Attachment J.**
7. *Notice of Hearing* to the surrounding land owners is attached as **Attachment K.**
8. Tax map of the property. **Attachment L.**
9. Bear Creek Water Association certification of coverage letter. **Attachment M.**

WHEREFORE PREMISES CONSIDERED, Petitioner respectfully request that this Petition be received, and after do considerations, the Board of Supervisors of Madison County will amend the Land Use Plan to reflect the subject property as a Medium Density Residential District (R2) and reclassify this property from its present Single Family Residential Estate District (R1) to a Medium Density Residential District (R2.)

RESPECTFULLY SUBMITTED, this 27th day of February 2026.

LFP LLC

By: 
Member

ATTACHMENT A

DESCRIPTION-REZONING

TRACT 1:

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ less 17 acres off the North end thereof, in Section 13, T8N-R1E, Madison County, Mississippi.

TRACT 2:

10 acres North of the Old Road off the North end of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 24, T8N-R1E, Madison County, Mississippi.

ATTACHMENT B

BOOK 1998 PAGE 455

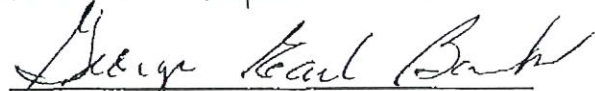
490186

EXECUTOR'S DEED

Pursuant to an Order Approving Distribution, dated October 3, 2005, of the Chancery Court of the First Judicial District of Hinds County, Mississippi, entered in Cause No. 2004-802 pertaining to the probate of the Last Will and Testament and the Estate of Elizabeth Seaton Banks, deceased, I, George Earl Banks, the duly appointed Executor of the Estate of Elizabeth Seaton Banks, ("Grantor") do hereby sell, convey, and quitclaim to George Earl Banks, Barbara Banks Veasley, and James Banks as tenants in common ("Grantees"), all of the rights, title and interests in and to the real property located in Mississippi, as described on Exhibit "A" attached hereto and made a part hereof, owned by Elizabeth Seaton Banks at the time of her death.

This conveyance is subject to any and all oil, gas and mineral leases or reservations, easements and/or governmental ordinances or regulations of record affecting the subject property.

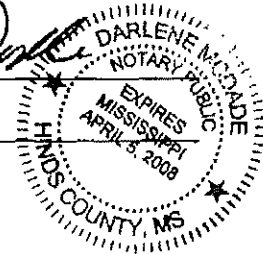
WITNESS MY SIGNATURE, this the 29th day of November, 2005.


George Earl Banks
Executor of the Estate of Elizabeth Seaton Banks

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named George Earl Banks, Executor of the Will and Estate of Elizabeth Seaton Banks, who acknowledged that she signed, delivered, and executed the above and foregoing instrument on the date therein stated, for the purposes therein expressed.

[Handwritten Signature]
NOTARY PUBLIC
My Commission Expires: _____



14.00
4/600

GRANTOR'S ADDRESS:
George Earl Banks as Executor
P.O. Box 562
Tougaloo, Ms. 39174-0562

GRANTEES' ADDRESSES:
George Earl Banks
P.O. Box 562
Tougaloo, Ms. 39174-0562

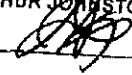

Barbara Banks Veasley
1705 Low St.
PENSACOLA, FLA. 32504

James Banks
P.O. Box 51
Tougaloo, Ms. 39174-0051

This instrument was prepared by: David E. Rozier, Jr., Adams & Reese, LLP, P. O. Box 24297, Jackson, Mississippi 39225-4297, (601) 353-3234.

EXHIBIT "A"

The certain property situated in Madison County, Mississippi, known as the Judicial District of Madison County, Mississippi known as SE ¼ of SE ¼ less 17 acres off North end thereof Sec. 13 T8-R1 East, and 10 acres North of the old road off North end of the E ½ of NE ¼ Sec. 24 T8-R1 East, and also 11 acres off West side of SW ¼ of SW ¼ less 3 acres off North end thereof, Section 18 T8-R2 East.

MADISON COUNTY MS This instrument was
filed for record 2006, Dec. 15, at 10 A.M.
Book 1998 Page 455
ARTHUR JOHNSTON, C. C.
BY:  D.C. 

ATTACHMENT C

February 23, 2026

Scott Weeks
Zoning Administrator
PO Box 608
Canton, MS 39046

Dear Scott,

This letter is intended to serve as permission for LFP, LLC to apply for re-zoning of property we currently own. The parcel numbers are below.

082D-18-001/00.00

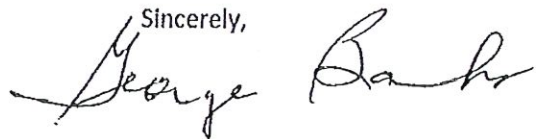
081F-13-004/00.00

081F-24-004/00.00

This property is located on the west of side of Catlett Road and is currently zoned R1. We are requesting the property be rezoned to R2.

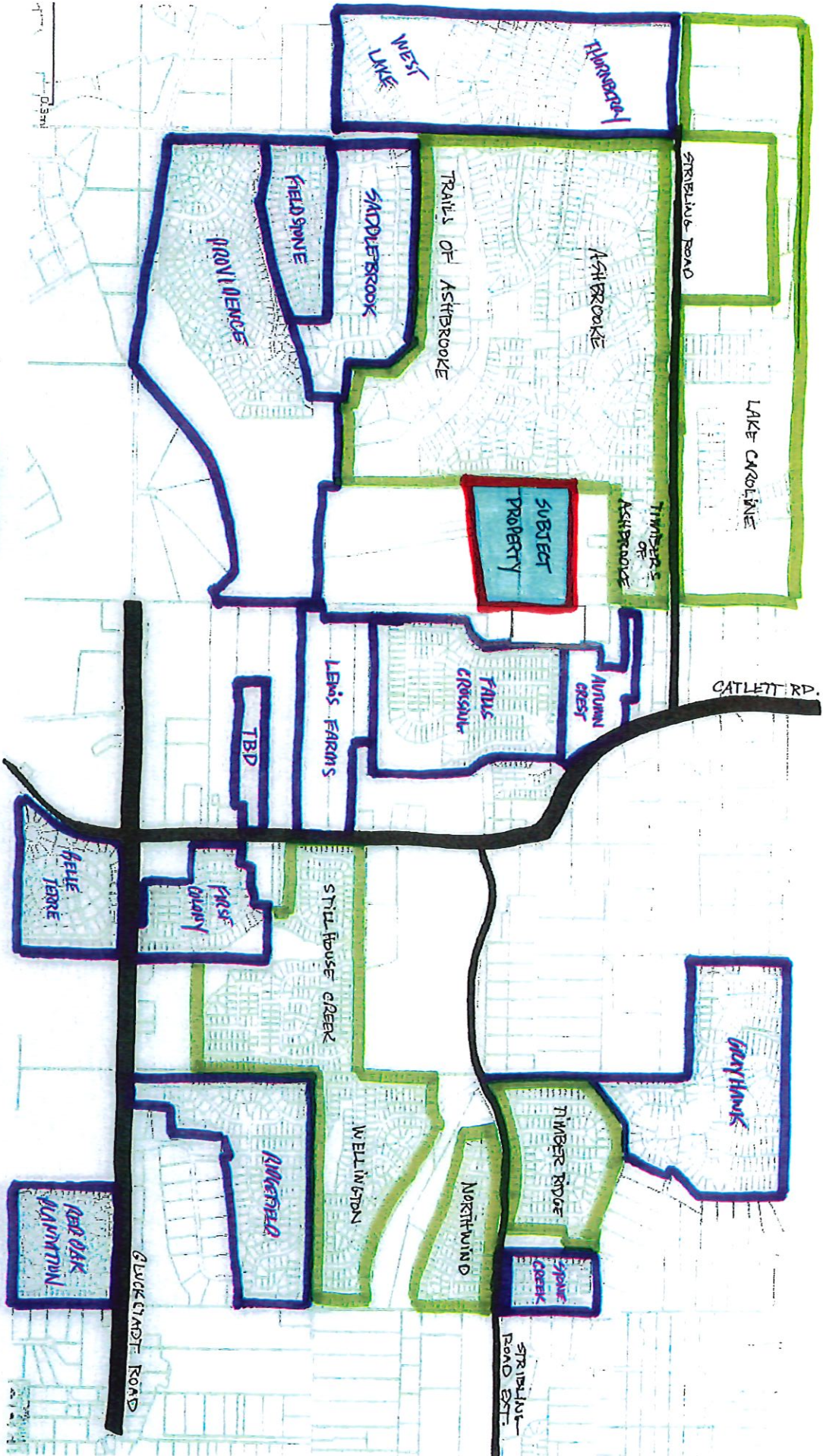
In order to begin the re-zoning process, we understand that permission by the present owner must be granted. We understand that this process is necessary in order to facilitate the proposed residential development that LFP, LLC plans to construct. Therefore, we authorized and approve for LFP, LLC to apply for re-zoning.

Sincerely,



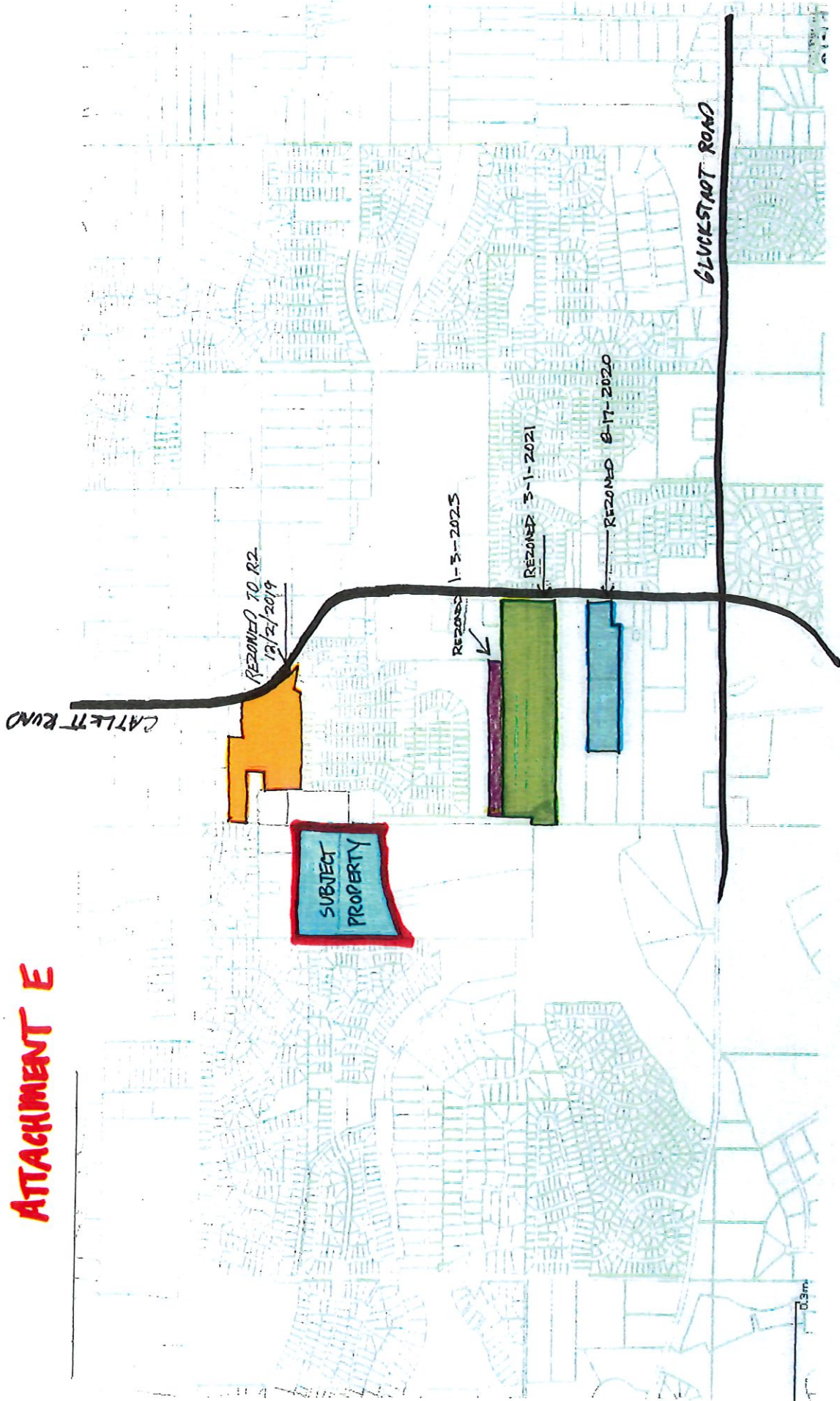
Geroge Banks

ATTACHMENT D



PUD
R2

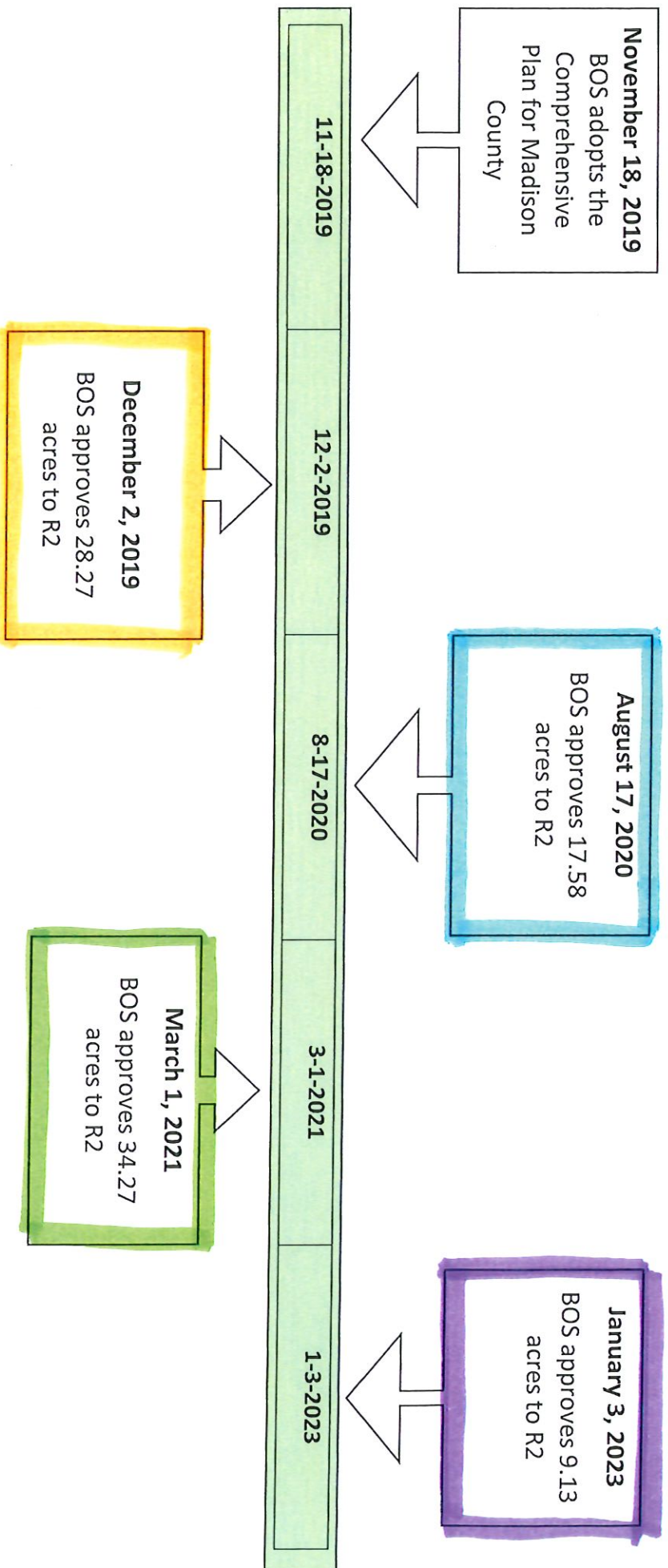
ATTACHMENT E



Change in the Character of the Neighborhood

Timeline

ATTACHMENT F



ATTACHMENT G

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said variance was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Petition to Rezone - Sartain Associates

At the request and recommendation of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Griffin did offer and Mr. Steen did second a motion to approve that certain petition to rezone A-1 Agricultural to R-2 Residential property located at the N/W corner of Luebirdia Lane and Catlett Road containing 28.27 acres. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried by a vote of four (4) in favor, and one (1) against, the same being Mr. Trey Baxter, and said petition was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: In re: Approval of Amended Final Plat Woodscape of Oakfield, Phase 2

At the request and recommendation of County Engineer Tim Bryan, Ms. Jones did offer and Mr. Baxter did second a motion to approve the amended final plat of Woodscape of Oakfield, Phase 2, with changes to the elevation of the fire hydrants. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor David E. Bishop	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said amended plat was and is hereby approved.

SO ORDERED this the 2nd day of December, 2019.

In re: Approval of Gluckstadt Road Improvements - Change Order #1

At the request and recommendation of County Engineer Tim Bryan, Mr. Gerald Steen did offer and Mr. Trey Baxter did second a motion to extend the contract for the Gluckstadt Road improvements for eighteen additional days. The vote on the matter being as follows:

President's Initials: _____
Date Signed: _____

For Searching Reference Only: Page 5 of 14 (12/2/19)

rezone as an expert in real estate to provide evidence of the public need, stating that demand is up and supply is down, potential real estate crisis in not having enough R2 development in the county, people will not move to Madison County if there is no place for them,

WHEREAS, Mr. Shoemaker did present certain items into the record for acknowledgment,

Thereafter, Ms. Mimi Speyerer, did file the appeal with Planning & Zoning, stating the petitioner has not met their burden of proof as to a change in character of the neighborhood and public need for this piece of property,

WHEREAS, Ms. Speyerer, who appealed the decision of the Planning & Zoning Commission, stated (1) that Rands, LLC has not proven by clear and convincing evidence that the character of the neighborhood has changed since the 2019 adoption of the Madison County Comprehensive Plan and Madison County Land Use Plan, (2) Rands, LLC did not appear in opposition when the Board of Supervisors voted to adopt the 2019 Comprehensive Plan, (3) comparing the other neighborhoods is not a standard to approve a rezoning, nor is the cost of development, (4) this may be a private need of the developer but it is not a public need, (5) no proof there is a need of this size development or housing for this piece of property, (6) significant traffic congestion up along Bozeman Road,

WHEREAS, Ms. Speyerer did present certain items into the record for acknowledgment,

Mr. Banks did offer and Ms. Jones did second a motion to acknowledge the exhibit(s) presented by Ms. Speyerer, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said exhibit(s) were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Baxter did offer and Mr. Banks did second a motion to acknowledge those certain exhibits presented by Mr. Shoemaker and Ms. Pollis, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said exhibit(s) were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Zoning Administrator Scott Weeks stated that the reason this property had been rezoned from Agricultural to Residential was due to a change in the law in Mississippi for agricultural property. He explained that they changed this property's zoning as part of the comprehensive update, taking it to the least restrictive residential zoning because the area is predominantly residential. He further explained it would be up to the owner of the property to

President's Initials: _____

Date Signed: _____

For Searching Reference Only: Page 5 of 24 (8/17/20)

then seek to rezone it to the type Residential zoning they wanted.

Thereafter, Ms. Jones did offer and Mr. Griffin did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Following discussion and after hearing the evidence presented by the petitioner and the opposition and (1) determining that there has been a substantial change in the character of the neighborhood and a public need, (2) other subdivisions in the area are zoned R2 Residential and (3) the Board is working to widen Gluckstadt Road, Bozeman Road and building a new Interchange, Mr. Banks did offer and Mr. Steen did second a motion to approve and grant the rezoning application submitted by Rands, LLC from R1 Residential to R2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote (4-1) of the Board and said rezoning was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

In re: OBJECTIONS TO, FINAL EQUALIZATION OF, AND ADOPTION OF THE 2020 MADISON COUNTY TAX ROLLS – Public Hearings on Protests Received for 2020 Preliminary Real and Personal Property Assessment Rolls

Mr. Baxter did offer and Mr. Griffin did second a motion to open the public hearing for purposes of equalization of the 2020 tax rolls as to protests timely received on August 3, 2020. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. John Grant appeared before the Board and stated they are withdrawing their appeals on five parcels and two out parcels for The Forum, a copy of which may be found in

President's Initials: _____

Date Signed: _____

For Searching Reference Only: Page 6 of 24 (8/17/20)

the matter carried unanimously and said task order # 2 was and is hereby approved.

SO ORDERED this the 1st day of March, 2021.

In re: Approval of Release of Letter of Credit

At the request of County Engineer Tim Bryan, Mr. Banks did offer and Mr. Griffin did second a motion to authorize request of QLE, LLC to release the of Letter of Credit for Camden Lake, Phase 3. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said letter of credit was and is hereby released.

SO ORDERED this the 1st day of March, 2021.

In re: Award Bid for Way Road and Banks Road Culvert Replacement Project

At the request and recommendation of County Engineer Tim Bryan, Mr. Griffin did offer and Ms. Jones did second a motion to approve and award the contract for the Way Road and Banks Road Culvert Replacement Project to the lowest bidder, Southern Rock, LLC. for \$448,500.00, and authorize Board President to execute said contract. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said contract was and is hereby awarded to Southern Rock, LLC and the Board President was and is hereby authorized.

SO ORDERED this the 1st day of March, 2021.

In re: Consideration of Zoning Matter Application to Rezone

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Steen did second a motion to approve that certain application to rezone submitted by LFP, LLC to rezone 34.27 acres being zoned R-1 Residential to R-2 Residential with 1,800 square foot minimum for homes for property located on Catlett Road and situated in Section 19, T8N, R2E. The vote on the matter being as follows:

President's Initials: _____
Date Signed: _____

For Searching Reference Only: Page 5 of 12 (3/1/21)

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said Application was and is hereby approved.

SO ORDERED this the 1st day of March, 2021.

In re: Approval of Zoning Matter
Private Sign Standard Review

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Steen did second a motion to approve the private sign standards for businesses located on Calhoun Station Parkway. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said private sign standards were and are hereby approved.

SO ORDERED this the 1st day of March, 2021.

In re: Approval of Zoning Matter
Site Plan - Sherwin Williams

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Baxter did offer and Mr. Banks did second a motion to approve the site plan submitted by Sherwin Williams for construction of a new business located on Dees Plaza. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said site plan was and is hereby approved.

SO ORDERED this the 1st day of March, 2021.

In re: Approval of Zoning Matter
Madisonville Master Plan

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Mr. Griffin did offer and Mr. Baxter did second a motion to approve the Madisonville Master Plan on Yandell Road for a PUD consisting of 443 lots being located in Supervisor District 5. The vote on the matter being as follows:

President's Initials: _____
 Date Signed: _____

***In re: Approval of Zoning Matter -
Application for Rezoning***

At the request of Zoning Administrator Scott Weeks and being approved by the Planning Commission, Ms. Jones did offer and Mr. Baxter did second a motion to approve the Application for Rezoning submitted by LFP, LLC, found in the Miscellaneous Appendix to these Minutes, to rezone 9.13 acres, bearing parcel no. 082D-19-016/01.00 from R-1 Residential District to R-2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said Application for Rezoning was and is hereby approved.

SO ORDERED this the 3rd day of January, 2023.

***In re: Approval of Zoning Matter -
Request to Place Mobile Home***

At the request and recommendation of Zoning Administrator Scott Weeks, Mr. Banks did offer and Mr. Griffin did second a motion to authorize Ms. Angela Patridge to place a mobile home on property zoned in a residential district located at 588 Livingston Vernon Road due to medical hardship to allow her family to care for her and acknowledge materials provided. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and Ms. Patridge was and is hereby authorized.

SO ORDERED this the 3rd day of January, 2023.

***In re: Acknowledgment of Letter
from Attorney General***

At the request and recommendation of Board Attorney Mike Espy, Mr. Banks did offer and Ms. Jones did second a motion to acknowledge the letter from the Attorney General's Office, attached as Exhibit G, regarding whether the Madison County Election Commission is obligated to conduct municipal elections for cities in Madison County. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

President's Initials: _____

Date Signed: _____

ATTACHMENT H

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings in the Central Mississippi REALTORS® service area increased 1.3 percent to 601. Pending Sales decreased 3.6 percent to 432. **Inventory decreased 2.3 percent to 1,845.**

Median Sales Price increased 7.2 percent from \$240,000 to \$257,250. Days on Market increased 2.9 percent to 72. **Months Supply of Inventory decreased 2.4 percent to 4.1.**

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 3.5% **+ 7.2%** **- 2.3%**

Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale
------------------------	------------------------------	--------------------------

This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

- 2 All Residential Properties
- 3 New Listings
- 4 Pending Sales
- 5 Closed Sales
- 6 Days on Market Until Sale
- 7 Median Sales Price
- 8 Average Sales Price
- 9 Percent of List Price Received
- 10 Housing Affordability Index
- 11 Inventory of Homes for Sale
- 12 Months Supply of Inventory



All Residential Properties

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



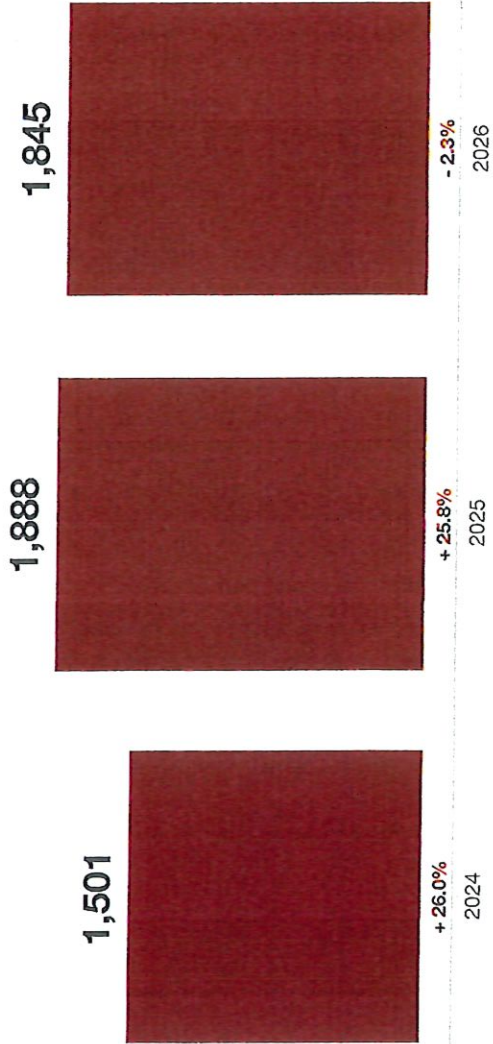
Key Metrics	Historical Sparkbars				YTD 2025	YTD 2026	% Change
	1-2024	7-2024	1-2025	7-2025			
New Listings		593	601	+ 1.3%	593	601	+ 1.3%
Pending Sales		448	432	- 3.6%	448	432	- 3.6%
Closed Sales		314	303	- 3.5%	314	303	- 3.5%
Days on Market Until Sale		70	72	+ 2.9%	70	72	+ 2.9%
Median Sales Price		\$240,000	\$257,250	+ 7.2%	\$240,000	\$257,250	+ 7.2%
Average Sales Price		\$262,182	\$274,858	+ 4.8%	\$262,182	\$274,858	+ 4.8%
Percent of List Price Received		95.8%	95.8%	0.0%	95.8%	95.8%	0.0%
Housing Affordability Index		109	109	0.0%	109	109	0.0%
Inventory of Homes for Sale		1,888	1,845	- 2.3%	—	—	—
Months Supply of Inventory		4.2	4.1	- 2.4%	—	—	—

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

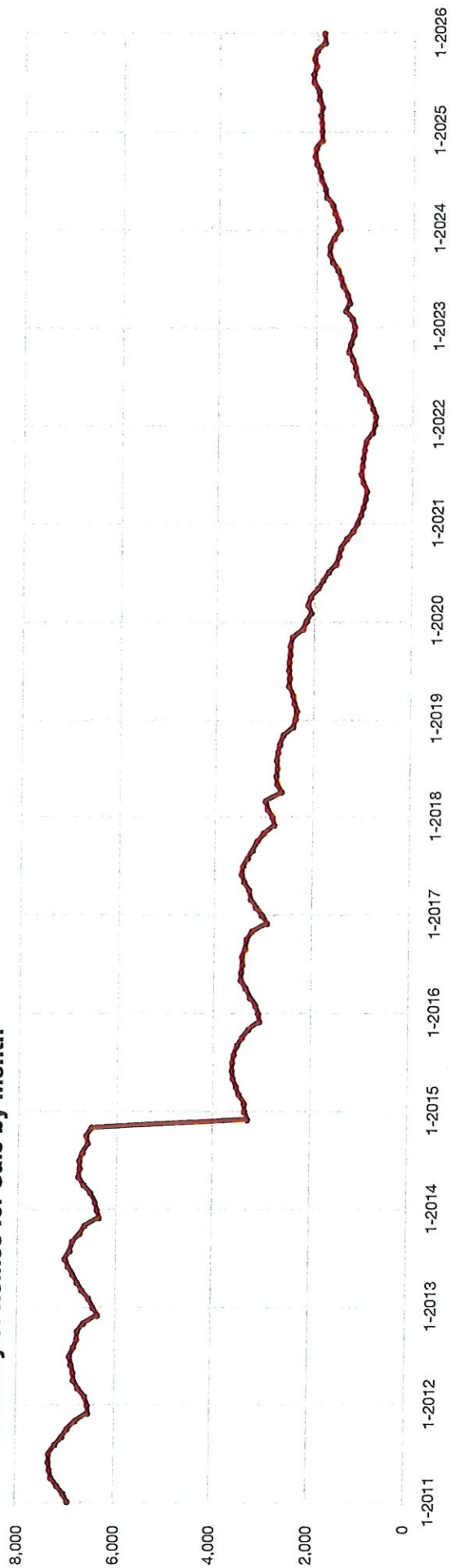


January



Homes for Sale	Prior Year	Year-Over-Year Change
Feb-2025	1,900	+22.8%
Mar-2025	1,915	+18.8%
Apr-2025	1,885	+14.0%
May-2025	1,946	+8.8%
Jun-2025	1,953	+7.8%
Jul-2025	2,061	+8.5%
Aug-2025	2,062	+7.2%
Sep-2025	2,009	+0.9%
Oct-2025	2,051	+1.0%
Nov-2025	1,996	-0.6%
Dec-2025	1,828	-2.9%
Jan-2026	1,845	-2.3%
12-Month Avg	1,954	+6.4%

Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



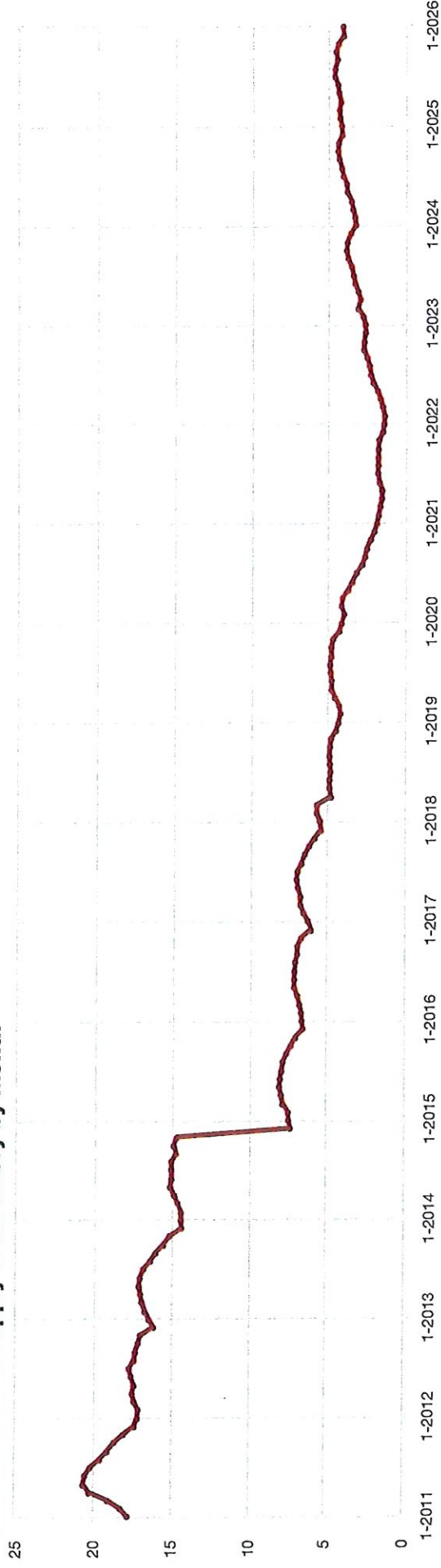
January



Months Supply	Prior Year	Year-Over-Year Change
Feb-2025	4.3	+30.3%
Mar-2025	4.3	+26.5%
Apr-2025	4.2	+20.0%
May-2025	4.4	+15.8%
Jun-2025	4.4	+15.8%
Jul-2025	4.6	+15.0%
Aug-2025	4.6	+9.5%
Sep-2025	4.4	+2.3%
Oct-2025	4.5	+2.3%
Nov-2025	4.4	0.0%
Dec-2025	4.0	-2.4%
Jan-2026	4.1	-2.4%
12-Month Avg*	4.4	+10.2%

* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



DOM Analysis

Date between 1/1/2024 and 12/31/2025
for MLS United

Search Parameters: Property type Residential; Property Sub Type of 'Single Family Residence'; County of 'Madison'; Zip Code of '39110'; New Construction of 'Yes'; School District of 'Madison CO Dist'; Year Built between 2024 and 2025.
Group by: Year Built

Year Built	Number of Sales	Average DOM	Average CDOM	Average DTC
2024	107	105	112	16
2025	31	43	43	21
Totals:	138	91	97	17

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. P

DOM Analysis

Date between 1/1/2024 and 12/31/2025

for MLS United

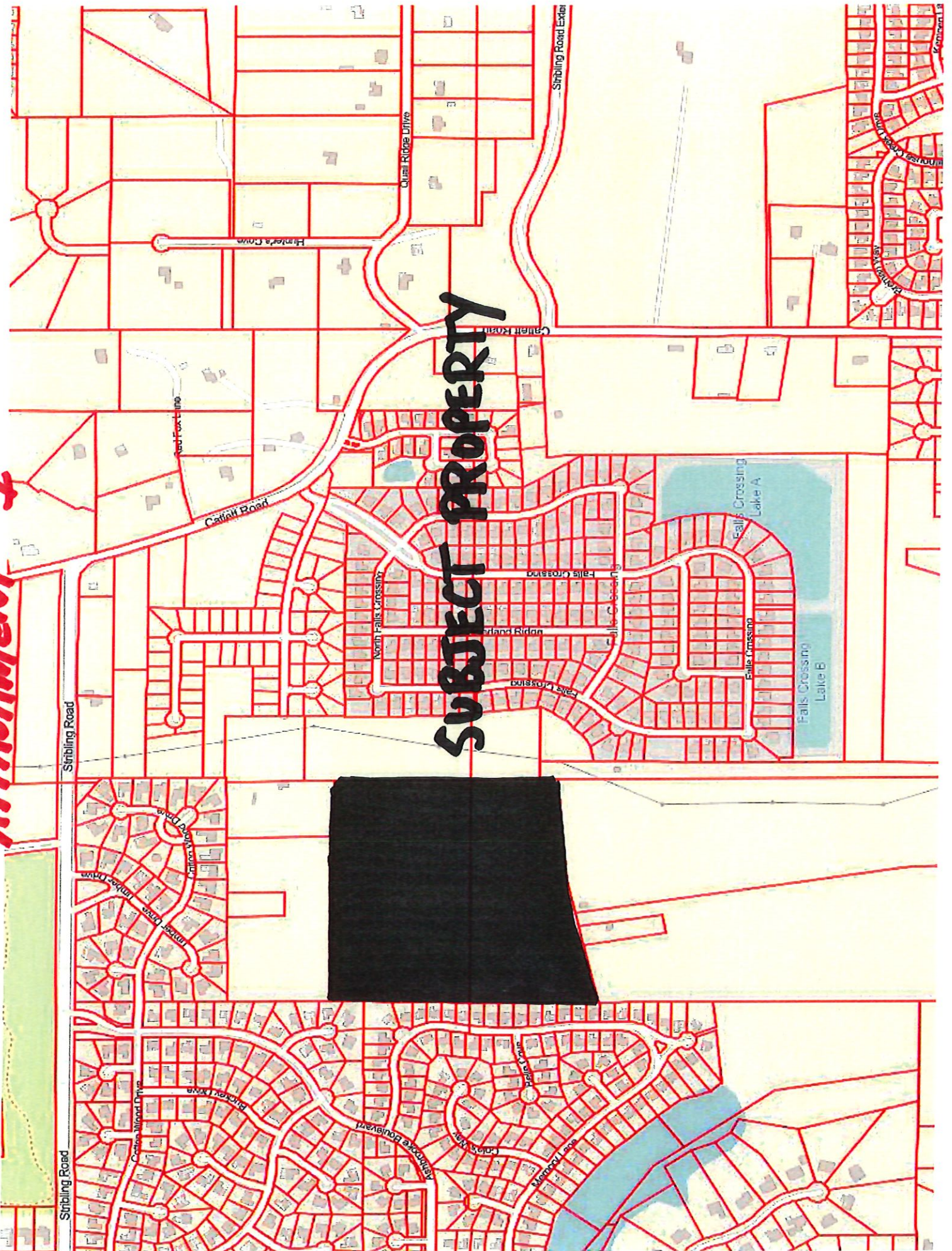
Search Parameters: Property type Residential; Property Sub Type of Single Family Residence; County of Madison; Zip Code of 39110; Appraised SqFt between 1800 and 2200; New Construction of Yes; School District of Madison CO Dist; Year Built between 2024 and 2025.

Group by: Year Built

Year Built	Number of Sales	Average DOM	Average CDOM	Average DTC
2024	14	84	93	17
2025	10	38	38	31
Totals:	24	65	70	23

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. [Redacted]

ATTACHMENT 7



SUBJECT PROPERTY



Stribling Road

Catfall Road

Qual Ridge Drive

Stribling Road Exter

Hunter's Cove

Red Fox Lane

North Falls Crossing

Falls Crossing

Falls Crossing

Falls Crossing

Falls Crossing

Falls Crossing

Falls Crossing

Falls Crossing

Falls Crossing Lake A

Falls Crossing Lake B

Stribling Road

Custom Wood Drive

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Stribling Road

Custom Wood Drive

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

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Birchwood Lane

Birchwood Lane

Birchwood Lane

Birchwood Lane

ATTACHMENT J

Map #	Name	Address	Parcel	
106	CORREY & TAMARAH ELDER	104 MULBERRY WAY MADISON, MS 39110	081F-13 -106/00.00	R-2
107	DAVID & SHERRY COMFOR	106 MULBERRY WAY MADISON, MS 39110	081F-13 -107/00.00	R-2
108	NOLAN & MARGARET RYAN	108 MULBERRY WAY MADISON, MS 39110	081F-13 -108/00.00	R-2
526	AMANDA KEETON	197 MEMORY LN MADISON, MS 39110	081F-13 -526/00.00	R-2
527	JACOB BREITHAUPT	195 MEMORY LN MADISON, MS 39110	081F-13 -527/00.00	R-2
528	REVOCABLE TRUST OF JAMES ROBERT WILLFORD	193 MEMORY LN MADISON, MS 39110	081F-13 -528/00.00	R-2
529	EDWARD BLURTON	191 MEMORY LN MADISON, MS 39110	081F-13 -529/00.00	R-2
530	VICKIE CAROLLO	189 MEMORY LN MADISON, MS 39110	081F-13 -530/00.00	R-2
531	KENYATA OWENS	187 MEMORY LN MADISON, MS 39110	081F-13 -531/00.00	R-2
372	ELIZABETH & HARLEY MATTHEWS	185 MEMORY LN MADISON, MS 39110	081F-24 -372/00.00	R-2
373	KIMBERLY & ADAM WISLOCKI	183 MEMORY LN MADISON, MS 39110	081F-24 -373/00.00	R-2
340	JUSTIN BRANDON	181 MEMORY LN MADISON, MS 39110	081F-24 -340/00.00	R-2
341	EUNICE CHRISTIAN	179 MEMORY LN MADISON, MS 39110	081F-24 -341/00.00	R-2
342	MARVIN HENDERSON	421 STONEWATER CV MADISON, MS 39110	081F-24 -342/00.00	R-2
343	HANNAH & ALAN KOIVISTO	175 MEMORY LN MADISON, MS 39110	081F-24 -343/00.00	R-2
344	MIRANDA MILEY	173 MEMORY LN MADISON, MS 39110	081F-24 -344/00.00	R-2
345	LAUREN SAXTON	171 MEMORY LN MADISON, MS 39110	081F-24 -345/00.00	R-2
346	SHEILA MARSMAN	169 MEMORY LN MADISON, MS 39110	081F-24 -346/00.00	R-2
347	MARY LOWERY	167 MEMORY LN MADISON, MS 39110	081F-24 -347/00.00	R-2
348	KIZZY GROSS	165 MEMORY LN MADISON, MS 39110	081F-24 -348/00.00	R-2
3/01	JAMES MCGIVNEY	354 CATLETT RD MADISON, MS 39110	081F-24 -003/02.00	R-2
A	JAMES MCGIVNEY	354 CATLETT ROAD MADISON, MS 39110	081F-24 -003/01.00	R-2
B	ORTAREE & DELORIS SPENCER	509 CANAL ST, CANTON, MS 39046	081F-24 -005/00.00	R-2
C	ORTAREE & DELORIS SPENCER	509 CANAL ST, CANTON, MS 39046	082D-19 -015/00.00	R-2
D	RANNIE DYKES SR C/O MIRIAN GIBSON	243 CATLETT RD MADISON, MS 39110	082D-19 -016/01.00	R-2
570	CAMRYN KESTENBAUM	246 FALLS CROSSING MADISON, MS 39110	082D-19 -570/00.00	R-2
F	INFO NO		PARCEL_35260	R-2
309	KELL DORSEY	266 FALLS CROSSING MADISON, MS 39110	082D-18 -309/00.00	R-2
35/19	CAROLYN & JAMES GOODMAN	706 AUTUMN HILL MADISON, MS 39110	082D-18 -035/19.00	R-2
G	CLIDE AND DEBRA HINDS	705 AUTUMN HILL MADISON, MS 39110	082D-18 -035/20.00	R-2
3/01.02	DEMETRISS BENNETT	1201 AZALEA GARDEN DR, DUNWOODY, GA 30338	081F-13 -003/01.02	R-2
3/02	ROY BENNETT	175 LUEBIRDIA LANE MADISON, MS 39110	081F-13 -003/02.00	R-2

ATTACHMENT K

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

IN THE MATTER OF REZONING OF CERTAIN LAND MADISON COUNTY, MISSISSIPPI

PETITIONER: LFP, LLC

NOTICE OF HEARING

This Notice of Hearing is given to you on behalf of LFP LLC, which has filed a Petition to Rezone and Reclassify Tax Parcels **081F-13-004/00.00 AND 081F-24-004/00.00** which is property currently owned by George Banks situated near Catlett Road in Madison County, Mississippi.

LFP, LLC is seeking to rezone the property from the present zoning of Single-Family Residential Estate District (R1) to a Medium Density Residential District (R2.)

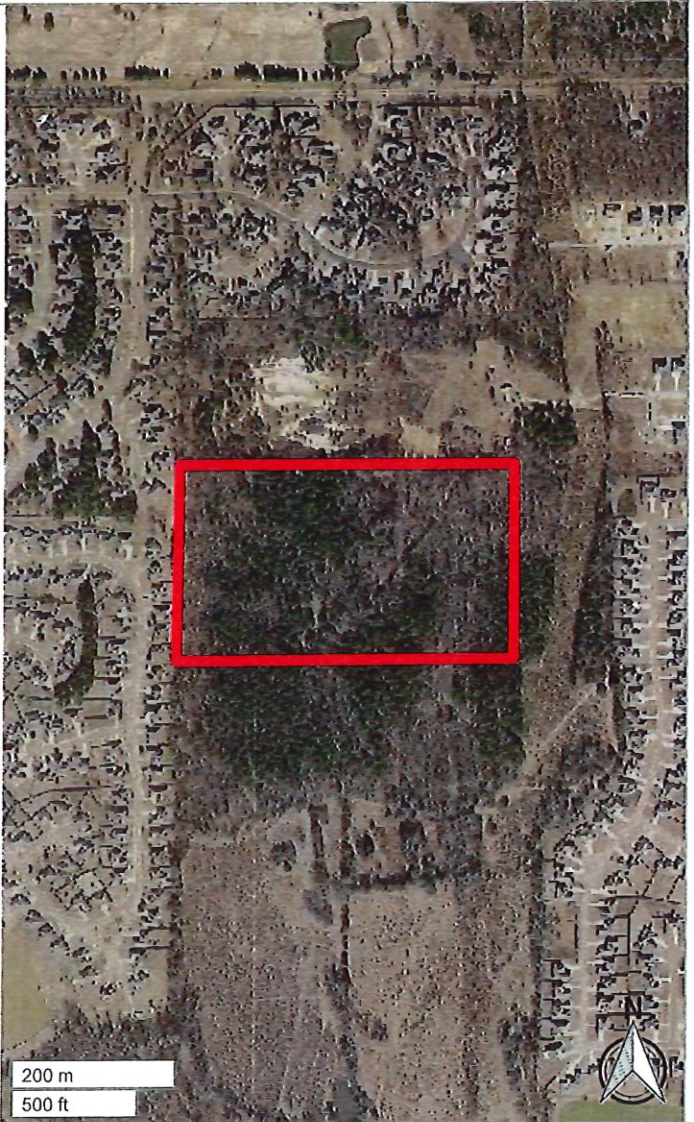
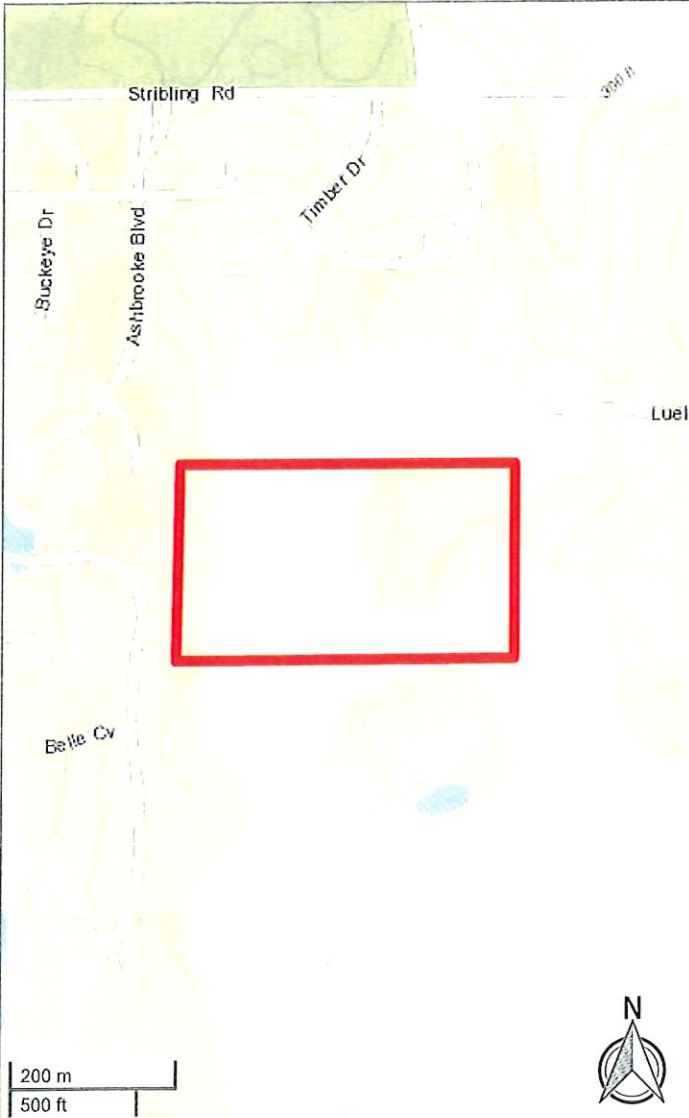
Please take notice that the Madison County Planning and Zoning Commission will conduct a public hearing on the said Petition in the Board of Supervisors Hearing Room in the Madison County Administrative Office Building, located at 125 W North Street, Canton, Mississippi on **April 9, 2026 at 9:00 A.M.** or on a subsequent date to which the matter may be continued.

As the Owner of property located with 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

This the _____ day of _____, you are given notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019.

Sincerely,

Member
LFP, LLC



Madison County, MS

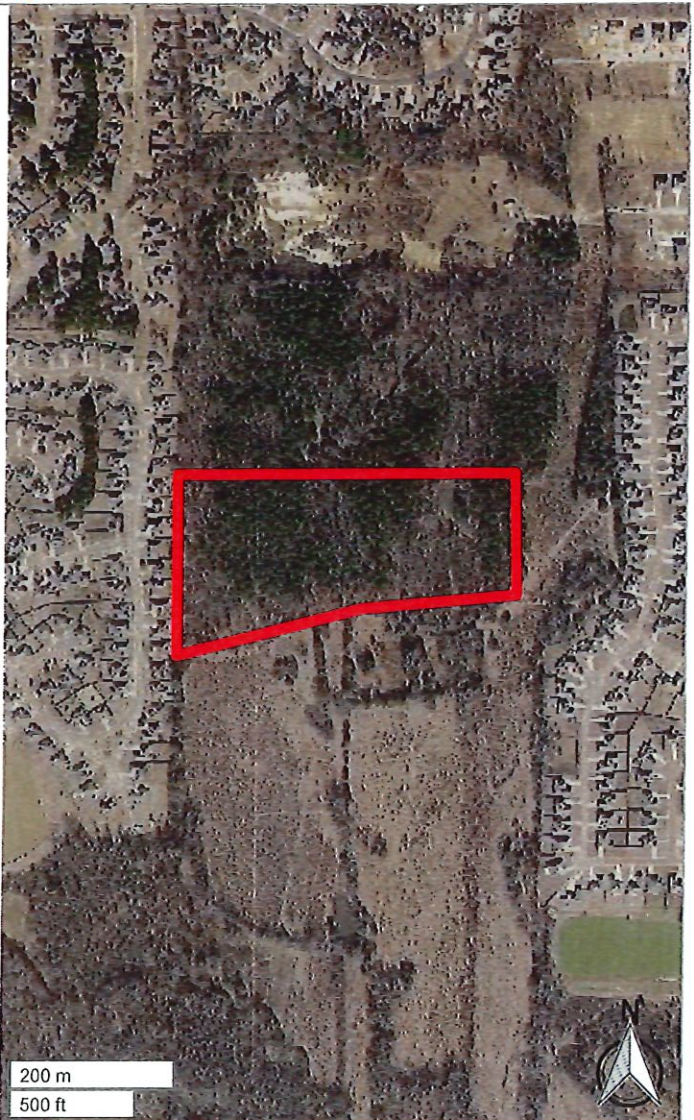
Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Madison County Tax Assessor/Collector
 171 Cobblestone Dr
 Madison, MS 39110
 (601) 856-1796

Date Printed: 2/22/2026

PPIN:	20482
PARCEL_ID:	081F-13-004/00.00
OWNERNAME:	BANKS GEORGE EARL ETAL
ADDRESS1:	174 CHASEWOOD DR
ADDRESS2:	
CITY:	JACKSON
STATE:	MS
ZIP:	39212
SECTION:	13
TOWNSHIP:	08N
RANGE:	01E
LEGAL1:	23A OFF S/E SE1/4 SE1/4
LEGAL2:	
LEGAL3:	
TAX_DIST:	2 M
CULT_AC1:	0
CULT_AC2:	0.02
UNCULT_AC1:	0
UNCULT_AC2:	22.48
TOTAL_AC:	22.5
CULT_VAL1:	0
CULT_VAL2:	0
UNCUL_VAL1:	0
UNCUL_VAL2:	4540
LAND_VAL:	4540
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	4540
EXEMPT_COD:	00
HOMESTEAD:	
DEED_BOOK:	1998
DEED_PAGE:	
DEED_DATE:	12/14/2005
SITUS_ADDR:	0



Madison County, MS

Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

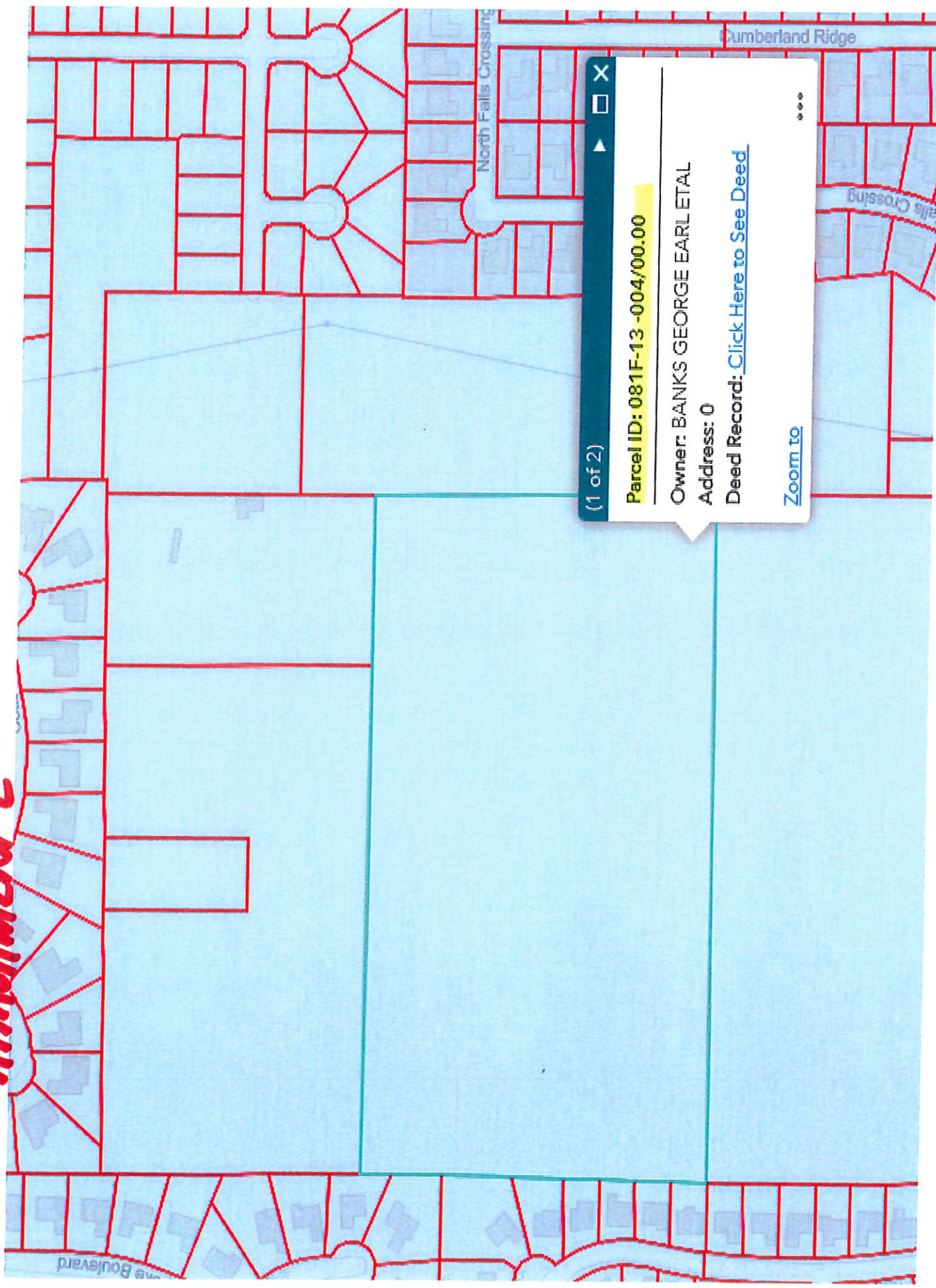


Madison County Tax Assessor/Collector
 171 Cobblestone Dr
 Madison, MS 39110
 (601) 856-1796

Date Printed: 2/22/2026

PPIN:	20864
PARCEL_ID:	081F-24-004/00.00
OWNERNAME:	BANKS GEORGE EARL ETAL
ADDRESS1:	174 CHASEWOOD DR
ADDRESS2:	
CITY:	JACKSON
STATE:	MS
ZIP:	39212
SECTION:	24
TOWNSHIP:	08N
RANGE:	01E
LEGAL1:	10A OFF N/E E1/2 NE1/4
LEGAL2:	FOLLOWED FENCE LINE
LEGAL3:	
TAX_DIST:	2 M
CULT_AC1:	0
CULT_AC2:	0.22
UNCULT_AC1:	0
UNCULT_AC2:	9.78
TOTAL_AC:	10
CULT_VAL1:	0
CULT_VAL2:	70
UNCUL_VAL1:	0
UNCUL_VAL2:	2220
LAND_VAL:	2290
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	2290
EXEMPT_COD:	00
HOMESTEAD:	
DEED_BOOK:	1998
DEED_PAGE:	
DEED_DATE:	12/14/2005
SITUS_ADDR:	0

NEWBERRY



(1 of 2)

Parcel ID: 081F-13 -004/00.00

Owner: BANKS GEORGE EARLE ETAL

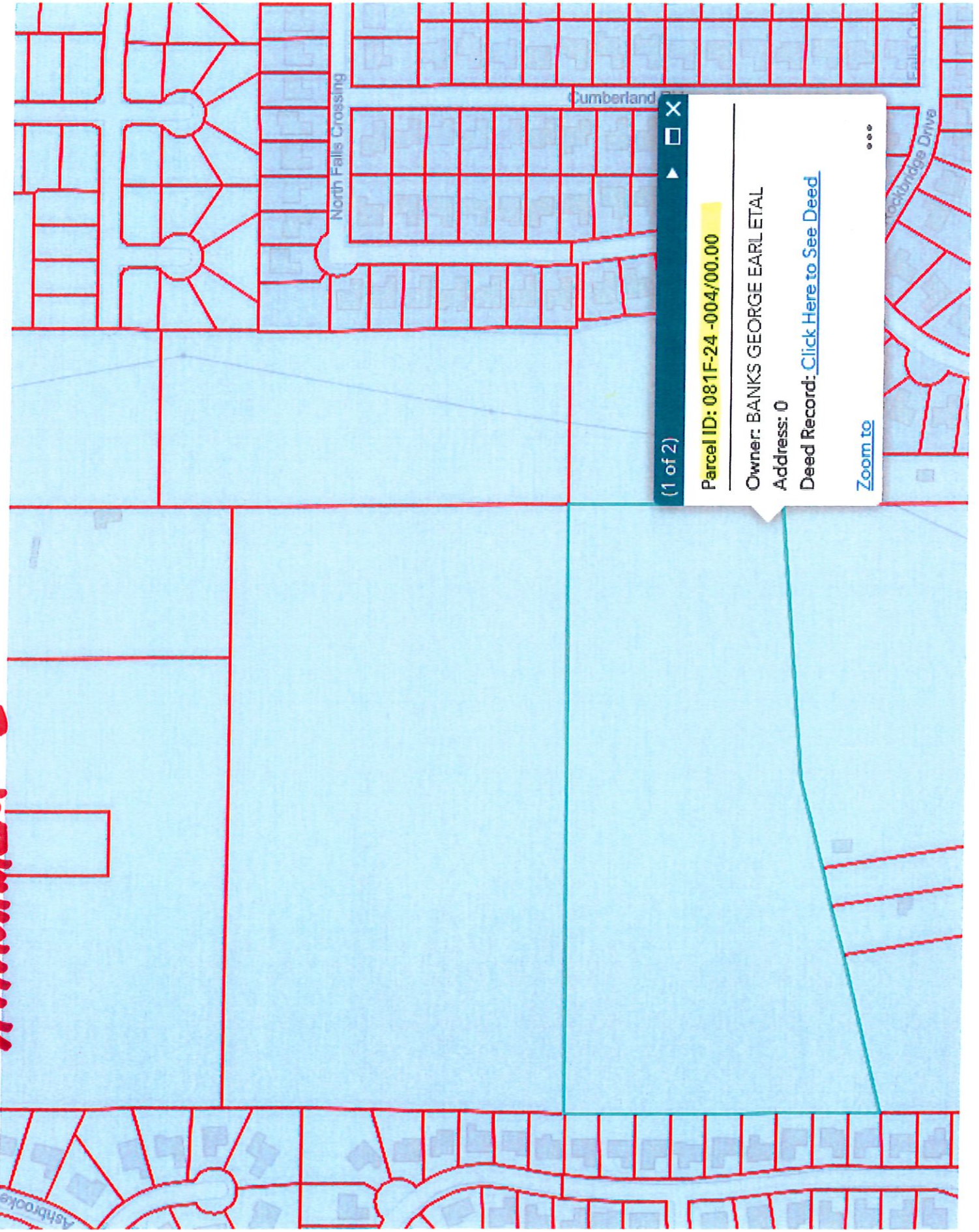
Address: 0

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

[Zoom to](#)



ATTACHMENT 1



(1 of 2) [Close] [Previous] [Next]

Parcel ID: 081F-24 -004/00.00

Owner: BANKS GEORGE EARL ETAL

Address: 0

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

[Zoom to](#) [More]

ATTACHMENT M



P. O. Box 107
Canton, MS 39046

Phone: (601) 856-5969
Fax: (601) 856-8936

February 23, 2026

RE: Sections 13 and 24 of T8N R1E
Section 18 of T8N R2E
Madison County, Mississippi

To Whom it May Concern

Please be advised that certain areas in Sections 13 and 24 of Township 8 North, Range 1 East, and in Section 18 of Township 8 North, Range 2 East do lie within Bear Creek Water Association's water and sewer certificated area. These are the areas immediately west of, and southwest of, existing Autumn Crest Subdivision. The Association will provide any developments in those areas with such water and sewer services in accordance with its standard water and sewer extension policies and procedures. This includes, but is not limited to, parcel 081F-13-004/00/00, 081F-24-004/00.00, and 082D-18-001/00.00.

Please contact me if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Nolan P. Williamson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nolan P. Williamson, P.E.
General Manager