

APPLICATION FOR REZONING

A-1 to I-2

Name and Address of Applicant:


Michael R. Smith, Sr.
c/o Owen P. Lalor, Esq.
431 Rothley Ave.
Fairhope, AL 36532

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)	092H-34-001/01.00	X	See (Exhibit B)

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

Comments

Respectfully Submitted: Michael R. Smith, Sr.



By: Michael R. Smith, Jr., Conservator

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 THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 34
TOWNSHIP 9 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER: MICHAEL R. SMITH, SR.

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Michael R. Smith, 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 Section 34 Township 9 North, Range 2 East, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

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

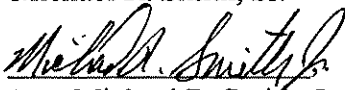
1. The subject property consists of 89.53 acres.
2. The zoning proposed is not in compliance with the adopted Land Use and Transportation Plan of Madison County, but is the highest and best use.
3. List of changes or conditions that support rezoning:

SEE EXHIBIT C

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 I-2 District zoning, and reclassifying this property from its present A-1 District classification to a I-2 District.

Respectfully submitted, this the 13 day of August, 2025.

Michael R. Smith, Sr.

A handwritten signature in cursive script, appearing to read "Michael R. Smith, Jr.", written in dark ink.

Petitioner

By: Michael R. Smith, Jr., as Conservator for Michael R. Smith, Sr.

LALOR, PLLC

431 Rothley Ave.
Fairhope, AL 36532-7624
601 714-1152

Owen P. Lalor*
Direct: 601 714-1152
olalor@lalormorgan.com
*only admitted in Mississippi and
Tennessee

August 15, 2025

Scott Weeks
Zoning Administrator
125 West North Street
P.O. Box 608
Canton, MS 39046

Re: IN THE MATTER OF REZONING OF CERTAIN LAND SITUATED IN SECTION 34
TOWNSHIP 9 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI


PETITIONER: MICHAEL R. SMITH, SR.

Dear Mr. Weeks:

Enclosed for submission is the Application for Rezoning whereby Petitioner, Michael R. Smith, Sr. requests rezoning of his property from A-1 to I-2. I also enclose a list of all persons owning land located within 160 feet of the subject property. The list is prepared from the 2024 Tax Rolls.

Please advise the undersigned of any questions or concerns and advise as to the schedule for a public hearing on the Petition. I will then mail notice to the listed property owners.

LALOR, PLLC



Owen P. Lalor

Encls: Application with Exhibits and List of Property Owners

LEGAL DESCRIPTION**Michael R. Smith, Sr.**

A parcel or tract of land, containing **89.5298 acres (3,899,917.44 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 the Maggie Mae, L.P. property as described in Deed Book 476 at Page 321 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 675.49 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 August, 2022; 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, for a distance of 342.95 feet to an iron pin 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

Along the Westerly Right-Of-Way of Interstate Highway No. 55 (Nissan/MDOT Project No. ISP 0055- 02(178) (103392/201000) to one-half inch iron rebars at each of the following calls;

North 10 degrees 53 minutes 24 seconds East (North 10 degrees 44 minutes 50 seconds East-ROW Plat) for a distance of 518.05 feet to the **POINT OF BEGINNING** of the herein described property; thence

Continue North 10 degrees 53 minutes 24 seconds East (North 10 degrees 44 minutes 50 seconds East- ROW Plat) for a distance of 479.55 feet; thence

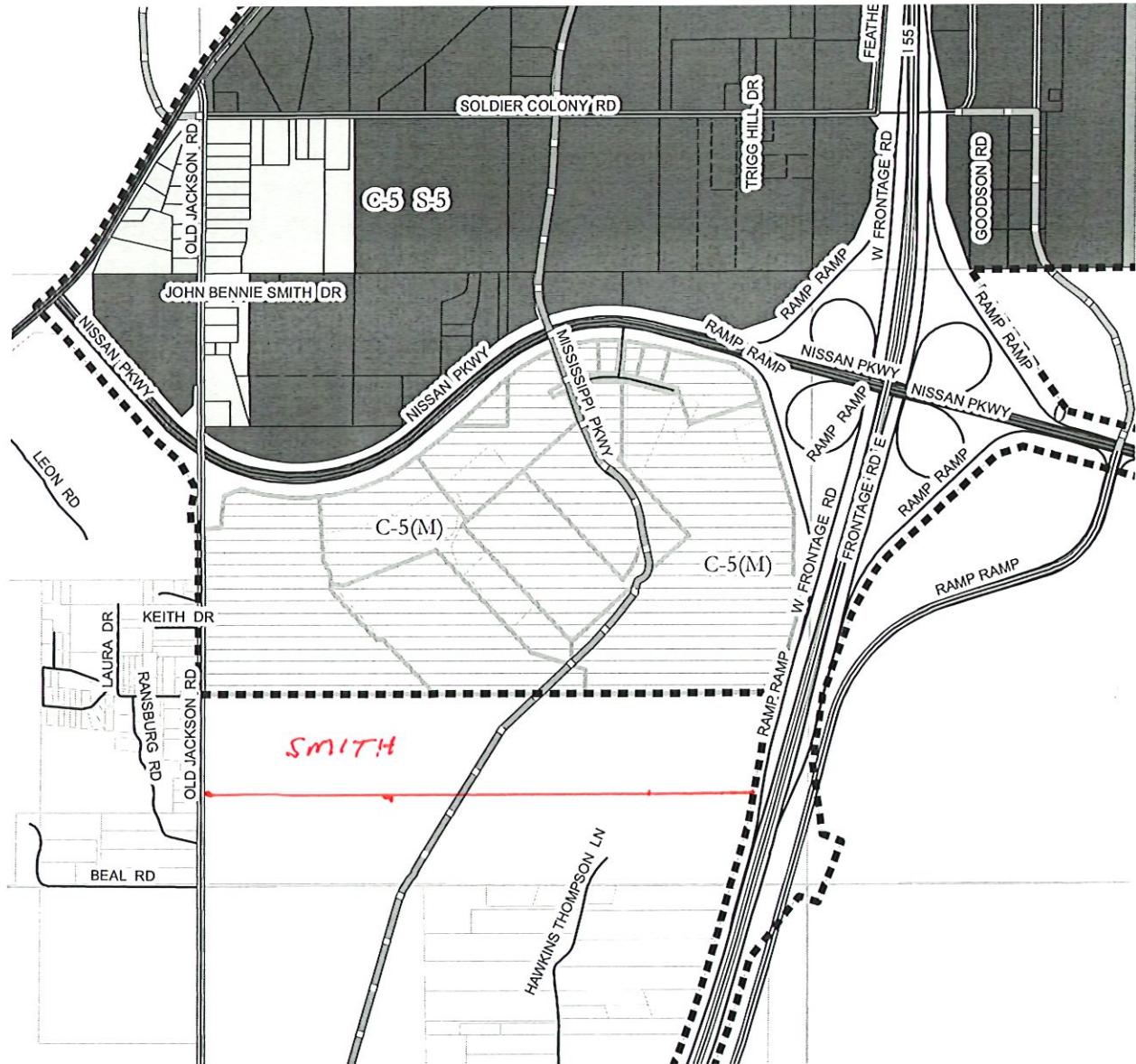
North 15 degrees 24 minutes 25 seconds East (North 15 degrees 15 minutes 51 seconds East-ROW Plat) for a distance of 351.77 feet to the Northerly boundary of "200 acres off the South end of Section 34, T9N-R2E"; thence

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 "200 acres off the South end of Section 34, T9N-R2E", for a distance of 3,650.91 feet to one-half inch iron rebar lying on the Southerly boundary of the Madison/Lakeland Diversified Investment Properties, LLC property as described in Deed Book 534 at Page 243 of the Records of said Madison County, Mississippi; thence

Leaving the Northerly boundary of "200 acres off the South end of Section 34, T9N-R2E", run South 89 degrees 49 minutes 25 seconds West along the Southerly boundary of said Madison/Lakeland Diversified Investment Properties, LLC property for a distance of 1,269.30 feet to a one-half inch iron rebar lying on the Easterly boundary of Old Jackson Road (Federal Aid Route No. 6994), as it existed in August, 2022; thence

Leaving the Southerly boundary of said Madison/Lakeland Diversified Investment Properties, LLC property, run South 00 degrees 20 minutes 48 seconds East along the Easterly boundary of said Old Jackson Road, for a distance of 806.15 feet to a one-half inch iron rebar; thence

Leaving the Easterly boundary of said Old Jackson Road, run East for a distance of 4,731.27 feet to the **POINT OF BEGINNING** of the above-described parcel or tract of land.



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 9 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER: MICHAEL R. SMITH, SR.

Michael R. Smith, Sr. is requesting to rezone approximately 89.53 acres, between I-55 and Old Jackson Rd. from A-1 to I-2 in order to make the property available for future industrial and commercial development.

As shown on Exhibit C, the rezoning consists of one parcel [Parcel ID 092H-34-001/01.00] which is adjacent to the southern border of the City of Canton but outside the city limit. The property is directly across I-55 from the Nissan plant and is south of Nissan Parkway.

The property is well suited to I-2 zoning and I-2 will be consistent with the zoning of proximate properties. There has been a significant change in the character of the area since the adoption of the Madison County Zoning Ordinance in 2019. There has been explosive growth of industry and businesses in the area. Amazon Distribution Fulfillment Center, Clark Beverage Group, Southern Sky Brands, Amazon Web Services data center campus, Mississippi Alcoholic Beverage Control and Eutaw Construction Company, Inc., as well as others have all built or announced plans to build in close proximity to the subject property. Sixty acres of the property along the southern boundary of the Smith property was recently rezoned as C-2 for the construction of a corporate headquarters facility.

The adjacent properties on the north side of the Smith property up to Nissan Parkway have been zoned as C-5(M) by the City of Canton. Canton has zoned most of the properties on the north side of Nissan Parkway C-5. On the east side of the Smith property is I-55 and the Nissan plant. Entergy recently located its 230kw power lines across the subject property. Michael R. Smith, Sr. feels that this property is well suited to I-2 classification given the change in the character of the area, improved infrastructure, close proximity to I-55 and the new industries in the vicinity.

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STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 34
TOWNSHIP 9 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER: MICHAEL R. SMITH, SR.

PROPERTY OWNERS TO BE NOTIFIED

BERTHA LEE SINGLETON
975 OLD JACKSON RD
CANTON, MS 39046

CASSANDRA KITCHENS
211 BOYD ST
RIDGELAND, MS 39157

LIZZIE PAYTON
132 HUNTERS ROW
MADISON, MS 39110

WILLIE B HUGHES & BERTHA L BAILEY
967 OLD JACKSON RD
CANTON, MS 39046

GEORGIA M CHINN
965 OLD JACKSON RD
CANTON, MS 39046

WALTER LEE & MAMIE CALDWELL
961 OLD JACKSON RD
CANTON, MS 39046

TOMAS MIRANDA LOPEZ
323 NORTH HICKORY
CANTON, MS 39046

VALARIE ROBINSON
142 RANSBURG RD
CANTON, MS 39046

MILTON RANSBURG JR*EST* & ANNIE MAE
947 OLD JACKSON RD
CANTON, MS 39046

ROOSEVELT & ANNETTE RANSBURG
941 OLD JACKSON RD
CANTON, MS 39046

CARL E & CASSANDRA D RANSBURG
935 OLD JACKSON RD
CANTON, MS 39046

MADISON/LAKELAND DIVERSIFIED INVESTMENT PROPERTIES, LLC
242 MARKET ST
FLOWOOD, MS 39232

MADISON HMA INC.
C/O PROPERTY VALUATION SERVICES
14400 METCALF AVE
OVERLAND PARK, KS 66223

PARTRIDGE-MADISON INC
242 MARKET ST
FLOWOOD, MS 39232

MISSISSIPPI MAJOR ECONOMIC IMPACT AUTHORITY
C/O NISSAN NORTH AMERICA INC
ATTN: HAILEY KIRK-INDIRECT TAX GRP
FRANKLIN, TN 37068