

**Re-Zoning of
Mill Town Place, Ph. II**

601.500.7952
MACK@CARDINALVENTURES.NET

CLARIDGE AND ASSOCIATES, INC.

4266 I-55 NORTH,
SUITE 108
JACKSON, MS 39211

February 5, 2026

Scott Weeks
Madison County Planning & Zoning
Via Email scott.weeks@madison-co.com

Dear Mr. Weeks,

I am writing on behalf of Claridge and Associates and the Sellers family (Leon and Virginia Sparks) who are together, the owners of that certain property as detailed in the attached legal description and plat. We are currently under contract to sell the mentioned property to Mill Town Partners II, L.P. (Mill Town). We understand that Mill Town has requested the county to rezone the ± 2 acre portion of the property (Tract 2) to accommodate their future development plans for the property. We, as the current Owners of the property, agree that this is appropriate and needed.

If you have any questions or need any further information, please do not hesitate to let me know. I can be reached at 601.500.7952.

Warm regards,



Thomas "Mack" Mitchell, President
Claridge and Associates, Inc.



APPLICATION FOR REZONING

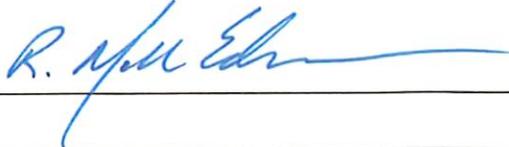
Name and Address of Applicant:
Mill Town Partners II, L.P.
124 One Madison Plaza, Ste. 1500
Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
01-30-2026	R-2	See (Exhibit A)	093C-07C-087/01.00	X	See (Exhibit B)

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

Comments

Respectfully Submitted
McKie Edmonson



Petition submitted to Madison County Planning and Development Commission on 02-02-206

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 7,
TOWNSHIP 9 NORTH, RANGE 3 EAST
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Mill Town Partners II, L.P.

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Mill Town Partners II, L.P. , 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 7 Township 9N, Range 3E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of R-2 District to a PURD District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 2.37 acres.
2. The zoning proposed is 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:
 - A. The change in zoning from R-2 to PURD will be consistent with the surrounding property that the subject 2.37 acre parcel will become a part of following the proposed single-family residential development. (See attached maps and zoning designation of the surrounding property for reference).

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 PURD zoning, and reclassifying this property from its present R-2 District classification to a PURD District.

Respectfully submitted, this the 2nd day of February, 2026.

 McKie Edmonson - Petitioner

**EXHIBIT A
TO PURCHASE AND SALE AGREEMENT**

LEGAL DESCRIPTION

TRACT 1:

A parcel or tract of land containing **14.9452** acres, more or less, lying and being situated in Section 7, T9N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in March, 2006; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway 16, run South 85 degrees 06 minutes 00 seconds East for a distance of 278.83 feet; thence

North 08 degrees 27 minutes 00 seconds West for a distance of 160.29 feet to the **POINT OF BEGINNING** of the herein described parcel or tract of land; thence

Continue North 08 degrees 27 minutes 00 seconds West for a distance of 244.31 feet; thence

South 80 degrees 48 minutes 00 seconds West for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 146.44 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway 16, run North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 177.64 feet to a point in Green Acres Road, as it existed in April, 2022; thence

Continue North along said Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to the NW corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

East along the Northerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 1323.70 feet to the NE corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to a point in said Green Acres Road; thence

Continue South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 517.36 feet; thence

West for a distance of 977.76 feet to the **POINT OF BEGINNING** of the above described parcel or tract of land.

TRACT 2:

A parcel or tract of land containing **2.3668** acres, more or less, lying and being situated in Section 7, T9N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in March, 2006; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

57.47 feet along the arc of a 34,327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 57.47 foot chord which bears North 11 degrees 15 minutes 07 seconds West, said point being the **POINT OF BEGINNING**; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway 16, run South 85 degrees 06 minutes 00 seconds East for a distance of 278.83 feet; thence

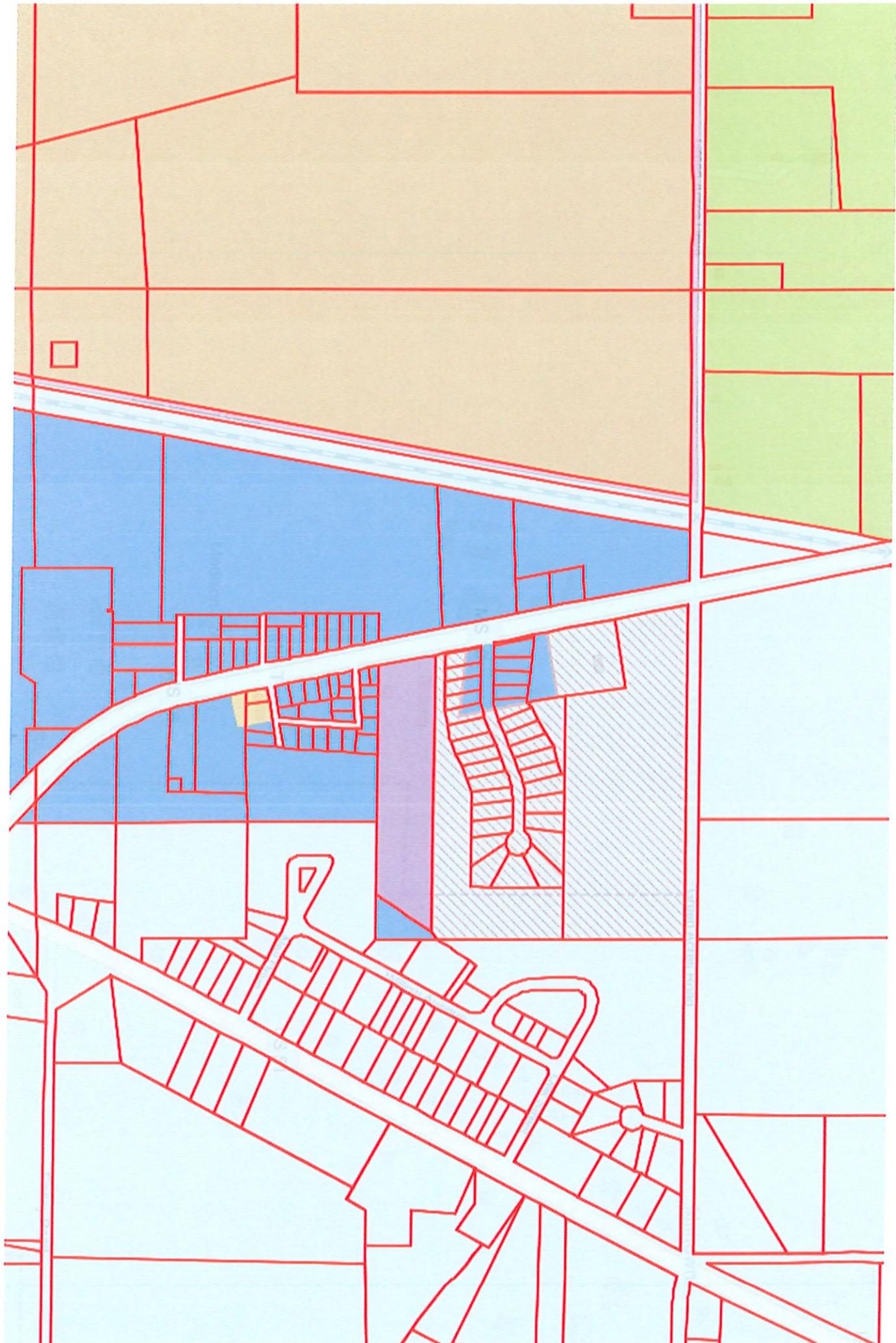
North 08 degrees 27 minutes 00 seconds West for a distance of 404.60 feet; thence

South 80 degrees 48 minutes 00 seconds West for a distance of 286.12 feet to the Easterly Right-of-Way of said Mississippi Highway No. 16; thence

Along the Easterly Right-of-Way of said Mississippi Highway No. 16 to points at each of the following calls:

South 10 degrees 52 minutes 00 seconds East for a distance of 134.65 feet for a distance of 134.65 feet; thence

202.15 feet along the arc of a 34,327.48 foot curve to the left, said arc having a 202.15 foot chord which bears South 11 degrees 02 minutes 07 seconds East to the **POINT OF BEGINNING** of the above described parcel or tract of land.





MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

March 3, 2021

Mill Town Partners, L. P.
124 One Madison Plaza, Suite 1500
Madison, MS 39110

RE: Zoning Verification
Mill Town Place
Located near the SE Corner of Highway 16 and Green Acres Road
Canton, MS 39046

To Whom It May Concern:

The subject property described above and further described by the attached legal description is zoned Townhouse Residential District (R-4) with a Planned Unit Residential District (PURD) overlay. We understand that Mill Town Partners, L.P. intends to build a new single-family rental home development. Single-family detached dwellings (only one main structure per lot) are permitted outright under the site's current zoning classification of Planned Unit Residential District (PURD).

Should you have any further questions, please do not hesitate to contact me at 601-855-5501.

Sincerely,

Scott Weeks
Planning and Zoning

EXHIBIT A

Description of Property - 31.44 Acre Tract

A parcel or tract of land containing 31.44 acres, more or less, lying and being situated in Section 7, T9N-R3E, Madison County, Mississippi and being more particularly described as follows:

COMMENCING at a concrete monument, said point lying at the SE corner of the NE 1/4 of the SW 1/4 of said Section 7, T9N-R3E, Madison County, Mississippi; run thence

North along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 250.00 feet to the POINT OF BEGINNING of the herein described property; thence

South 35 degrees 49 minutes 46 seconds West along the Westerly boundary of the Bennie L. Thompson & Shuntell L. Thompson property as described in Deed Book 508 at Page 295 of the Records of the Chancery Clerk of said Madison County, at Canton, Mississippi for a distance of 30.04 feet, said point lying on the Northerly boundary of the Reginald J. Robinson property as described in Deed Book 533 at Page 809 of the Records of said Madison County, Mississippi; thence

West along the Northerly boundary of said Reginald J. Robinson property for a distance of 1132.50 feet to the Easterly Right-of-Way of Mississippi Highway No. 16, as it existed in March, 2006; thence

North 11 degrees 18 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 360.89 feet; thence

259.62 feet along the arc of a 34327.48 curve to the right and the Easterly Right-of-Way of said Mississippi Highway No. 16, said arc having a 259.62 foot chord which bears North 11 degrees 05 minutes 00 seconds West; thence

North 10 degrees 52 minutes 00 seconds West along said Easterly Right-of-Way of said Mississippi Highway No. 16 for a distance of 281.09 feet to the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7; thence

Leaving said Easterly Right-of-Way of said Mississippi Highway 16, run North along the Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 177.64 feet to a point in Green Acres Road, as it existed in March, 2006; thence

Continue North along said Westerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to the NW corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

East along the Northerly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 1323.70 feet to the NE corner of the NE 1/4 of the SW 1/4 of said Section 7; thence

South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 30.00 feet to a point in said Green Acres Road; thence

Continue South along the Easterly boundary of the NE 1/4 of the SW 1/4 of said Section 7 for a distance of 1038.00 to the POINT OF BEGINNING of the above described parcel or tract of land.

Description of Property – 4.09 Acre Tract

A parcel of land containing 4.09 acres (178,312.66 square feet), more or less, being situated in the North ½ of the Southwest ¼ of Section 7, Township 9 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Commence at a found concrete monument marking the Southeast corner of the Northeast ¼ of the Southwest ¼ of said Section 7; run thence West for a distance of 1265.87 feet (Deed 1267 feet); thence North for a distance of 272.29 feet (Deed 278 feet) to a point on the Western right of way line of Mississippi Highway No. 16 and the Point of Beginning for the parcel herein described; from said point of beginning, leave said right of way and run West for a distance of 576.72 feet (Deed 589 feet) to a point on the Eastern right of way line of the Illinois Central Railroad; thence run along said railroad right of way North 10 degrees 25 minutes 00 seconds East for a distance of 312.20 feet; thence leave said right of way and run East for a distance of 319.49 feet; thence North 11 degrees 11 minutes 53 seconds West for a distance of 140.00 feet; thence East for a distance of 140.00 feet to the Western right of way line of Mississippi Highway No. 16; thence run along said right of way South 11 degrees 11 minutes 53 seconds East for a distance of 140.00 feet; thence continue along said right of way line South 11 degrees 11 minutes 53 seconds East for a distance of 313.01 feet (Deed S 10 degrees 47 minutes East 312 feet) to the Point of Beginning.

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

IN THE MATTER OF THE REZONING
OF CERTAIN LAND SITUATED IN
SECTION 9, TOWNSHIP 9 NORTH,
RANGE 3 EAST, MADISON COUNTY,
MISSISSIPPI

MILL TOWN PARTNERS II, L.P.

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that MILL TOWN PARTNERS II, L.P. has filed a Petition to rezone and reclassify a 2.37 acre tract of land situated in Section 7, Township 9 North, Range 3 East, Madison County, Mississippi. The petition and legal description of the subject property is attached hereto and made part of this Notice.

The subject property is currently zoned R-2. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of PURD.

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 West North Street, Canton, Mississippi at 9:00 a.m. on Thursday, March 12, 2026, or on a subsequent date to which the matter may be continued.

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

You are given this Notice in accordance with Section 806.05 of the Madison County Zoning Ordinance, adopted December 2019. This the 2nd day of February, 2026.

By: Mill Town Partners II, L.P.

Contact Information:

124 One Madison Plaza, Ste. 1500

Madison, MS 39110

Ph. 601-321-7656

LEGAL DESCRIPTION

SUBJECT PROPERTY – 2.37 Acres

From a concrete monument being the SE corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 9 North, Range 3 East, go west along said quarter section line to its intersection with the east boundary of Highway 16, thence go north North 10 degrees 01 minute West a distance of 665.1 feet to a point which is the POINT OF BEGINNING of the parcel being described and from said point of beginning, go North 10 degrees 01 minute West along the East Right-of-Way of Highway 16 a distance of 335.3 feet, thence go North 80 degrees 48 minutes East a distance of 286 feet, thence go South 08 degrees 27 minutes East a distance of 404.6 feet, thence go North 85 degrees 06 minutes West a distance of 284.4 feet to the POINT OF BEGINNING, said parcel containing 2.37 acres.

03084

SPECIAL WARRANTY DEED

INDEXED

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, LEON SELLERS, Grantor, does hereby convey and specially warrant unto LEON SELLERS, TOMIE SELLERS and C. R. MONTGOMERY, Grantees, the following described real property lying and being situated in Madison County, Mississippi, to wit:

From a concrete monument being the SE corner of the NE1/4 of SW1/4 of Section 7, Township 9 North, Range 3 East, go west along said quarter section line to its intersection with the east boundary of Highway 16, thence go north 10°01' West a distance of 665.1 feet to a point which is the point of beginning of the parcel being described and from said point of beginning, go North 10°01' West along the East right of way of Highway 16 a distance of 335.3 feet, thence go North 80°48' East a distance of 286 feet, thence go South 08°27' East a distance of 404.6 feet, thence go North 85°06' West a distance of 284.4 feet to the Point of Beginning, said parcel containing 2.37 acres.

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

1. County of Madison ad valorem taxes for the year 1986, which are liens, but are not yet due or payable and which shall be prorated as follows: Grantor: - 0 -; Grantee: ALL.
2. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
3. Rights-of-way and easements for roads, power lines and other utilities.
4. Right of way to South Central Bell Telephone Company.

WITNESS MY SIGNATURE on this the 4th day of APRIL, 1986.

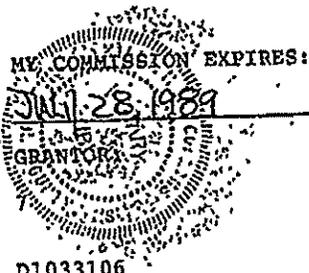

Leon Sellers

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction aforesaid, the within named LEON
SELLERS, who stated and acknowledged to me that he did sign
and deliver the above and foregoing instrument on the date and
for the purposes as therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 4th day
of April, 1986.

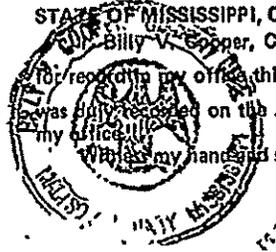
WILLIAM D. COLLINS
NOTARY PUBLIC



D1033106
235/1015

GRANTEE:

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed
in my office this 7 day of April, 1986, at 9:55 clock A.M., and
was duly recorded on the APR 8 1986 day of APR 8 1986, 19....., Book No. 214 on Page 345. in
my office.

Witness my hand and seal of office, this the APR 8 1986 of APR 8 1986, 19.....
BILLY V. COOPER, Clerk
By B. V. Cooper.....D.C.