

APPLICATION FOR REZONING

A-1 to C-2

Name and Address of Applicant:

*ROBERT B LOUCLAY
1053 Hwy 43 South
CANTON, MS. 39046*

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
<i>2-1-2026</i>	<i>A-1</i>	See (Exhibit A)		X	See (Exhibit B)

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

Comments

Respectfully Submitted

Robert B Louclay

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 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 8 NORTH,
RANGE 3 EAST / ~~WEST~~, MADISON COUNTY,
MISSISSIPPI

Robert B. Larkins

PETITIONER

NOTICE OF HEARING

TO: Surrounding Property Owners

PLEASE TAKE NOTICE that Robert B. Larkins has filed a Petition to rezone and reclassify a 1.41 acre tract of land situated in Section 9, Township 8 North, Range 3 East / ~~West~~, 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 A-1 Agricultural. The Petitioner has thus filed a Petition to rezone and reclassify the subject property from its present classification to a classification of C-2 Commercial.

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 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 1st day of February

2026

By: Robert L. Larkin

Contact Information 601-613-9689

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF MADISON
STATE OF MISSISSIPPI

IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 9
TOWNSHIP 8 NORTH, RANGE 3 EAST/~~WEST~~
MADISON COUNTY, MISSISSIPPI

PETITIONER:

Robert B. Lavelle

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Robert B. Lavelle, 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 9 Township 8 N, Range 3 E, Madison County, Mississippi, more particularly described as follows, to-wit:

SEE EXHIBIT A

from its present Zoning District Classification of A-1 Agricultural District to a C-2 Commercial District, in support thereof would respectfully show as follows, to-wit:

1. The subject property consists of 1.41 acres.
2. The zoning proposed (~~is~~) 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 B

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

Respectfully submitted, this the 15th day of February, 2020.

Robt B. Larkin

Petitioner

**Description
For
The Harold G. Hillebert
Family Trust Property**

A tract or parcel of land containing **1.41 acres**, more or less, lying and being situated in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 8 North, Range 3 East, Madison County, Mississippi, and being more particularly described by metes and bounds as follows:

Point of Beginning being South 00 degrees 07 minutes 02 seconds East 3,374.13 feet from a found 1 inch iron bar marking the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 9, Township 8 North, Range 3 East and the West Right-of-Way of Mississippi Highway 43; run thence

South 00 degrees 07 minutes 02 seconds East along said West Right-of-Way of Mississippi Highway 43 for a distance of 292.27 feet to a set $\frac{1}{2}$ inch iron pin; thence

West for a distance of 216.99 feet to a set $\frac{1}{2}$ inch iron pin; thence

North for a distance of 274.81 feet to a set $\frac{1}{2}$ inch iron pin; thence

North 85 degrees 23 minutes 17 seconds East for a distance of 217.10 feet to the **Point of Beginning**.

Prepared by:
Benchmark Engineering and Surveying, LLC
101 Highpointe Court, Suite B
Brandon, MS 39042
(601) 591-1077 Office
(601) 591-0711 Fax
Email: mlove@benchmarkms.net

660 Katherine Drive, Suite 301
Flowood Drive, MS 39232
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Edit Title Here



3/9/2026, 10:34:33 AM

- Parcels
- Local Roads
- Existing Land Use
- Agricultural/Vacant
- Rural Residential
- Single Family Manufactured Home Residential
- Major Thoroughfare Commercial
- Technical (Limited) Light Industrial

1:9,028

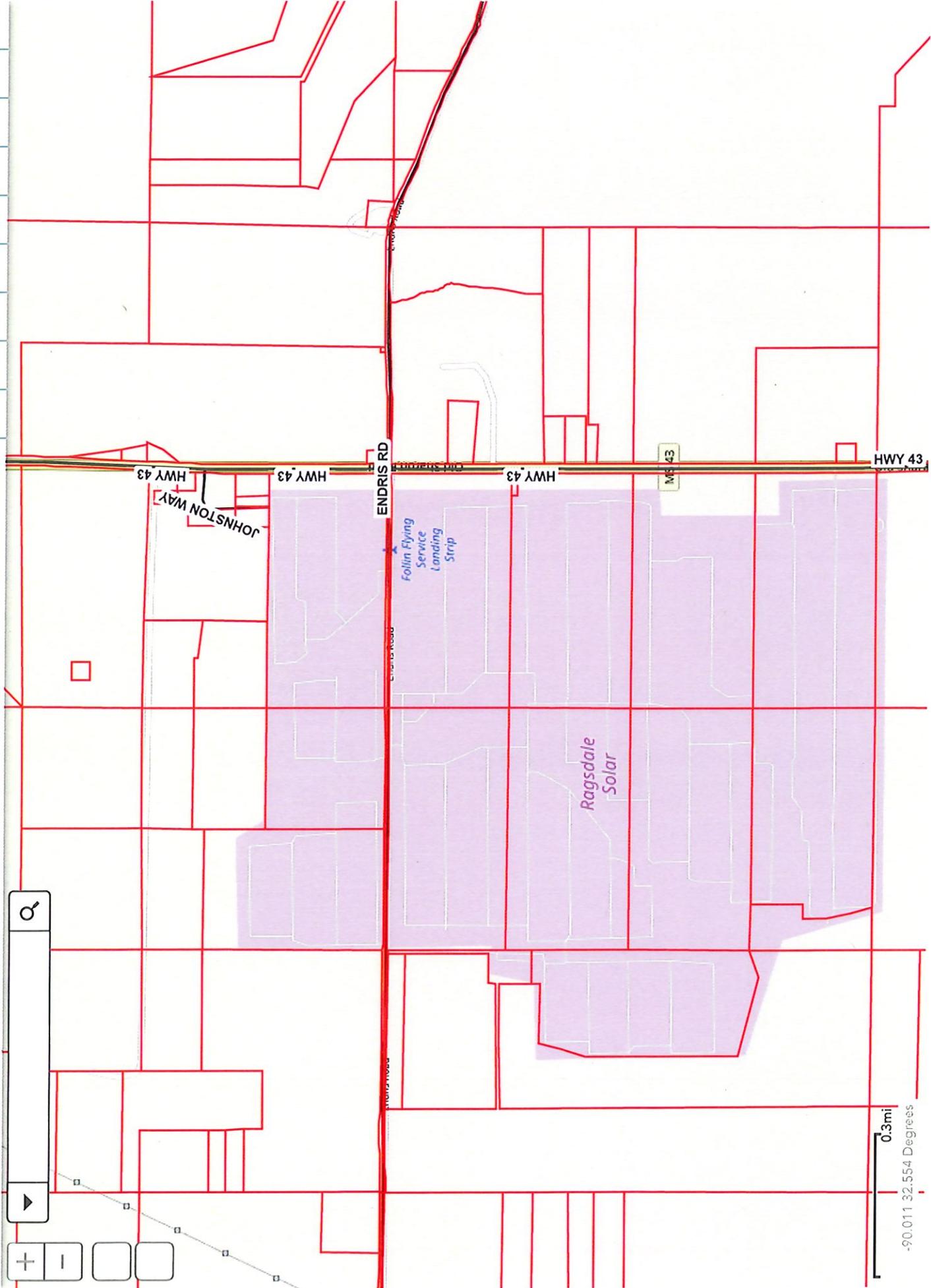
0 0.05 0.1 0.2 0.4 km

Vantor



Navigation controls: zoom in (+), zoom out (-), and two empty square buttons.

Search bar with a magnifying glass icon and a search button.



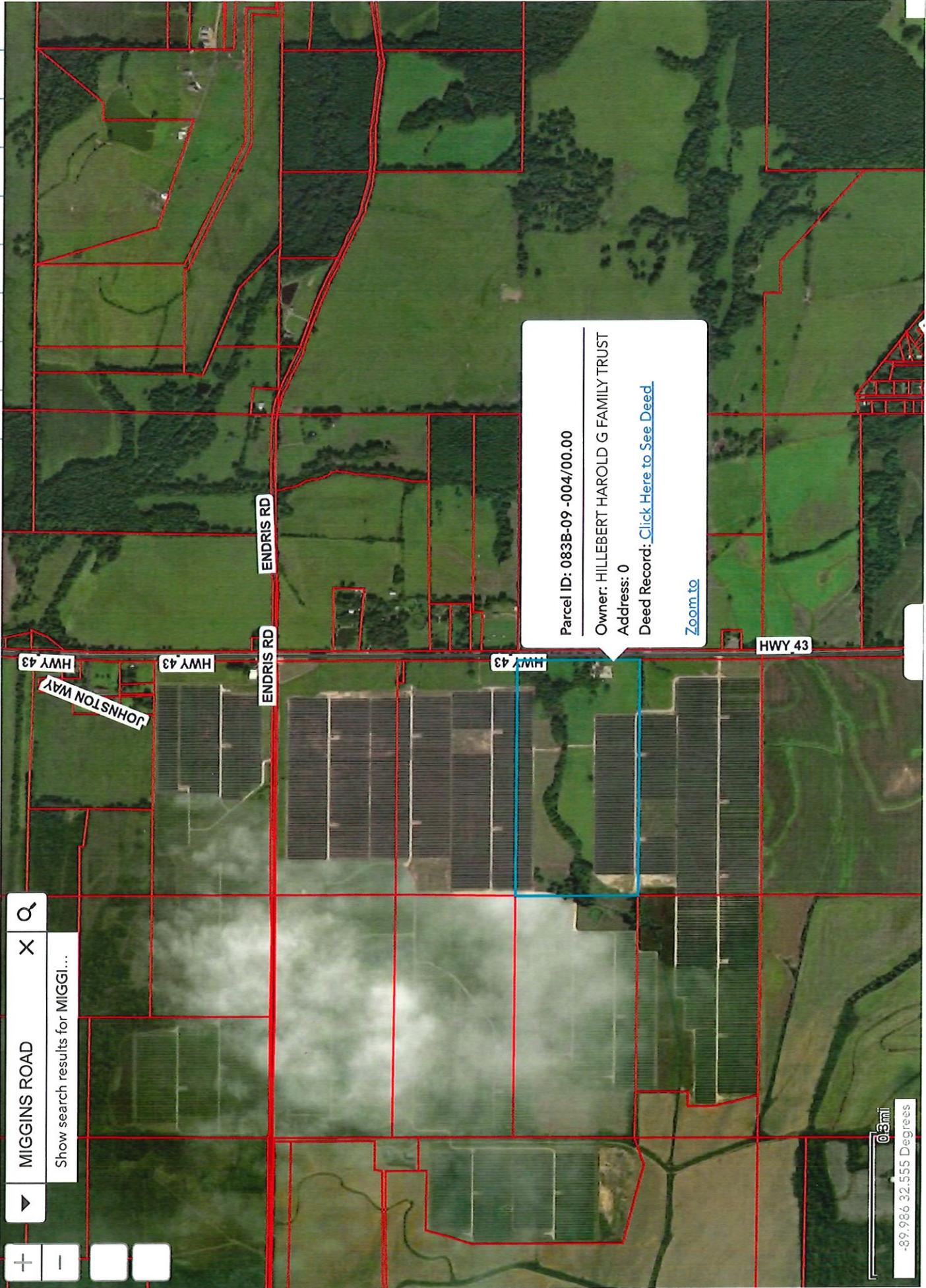
0.3mi
-90.011 32.554 Degrees



+
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MIGGINS ROAD X Q

Show search results for MIGGI...



Parcel ID: 083B-09 -004/00.00

Owner: HILLEBERT HAROLD G FAMILY TRUST

Address: 0

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

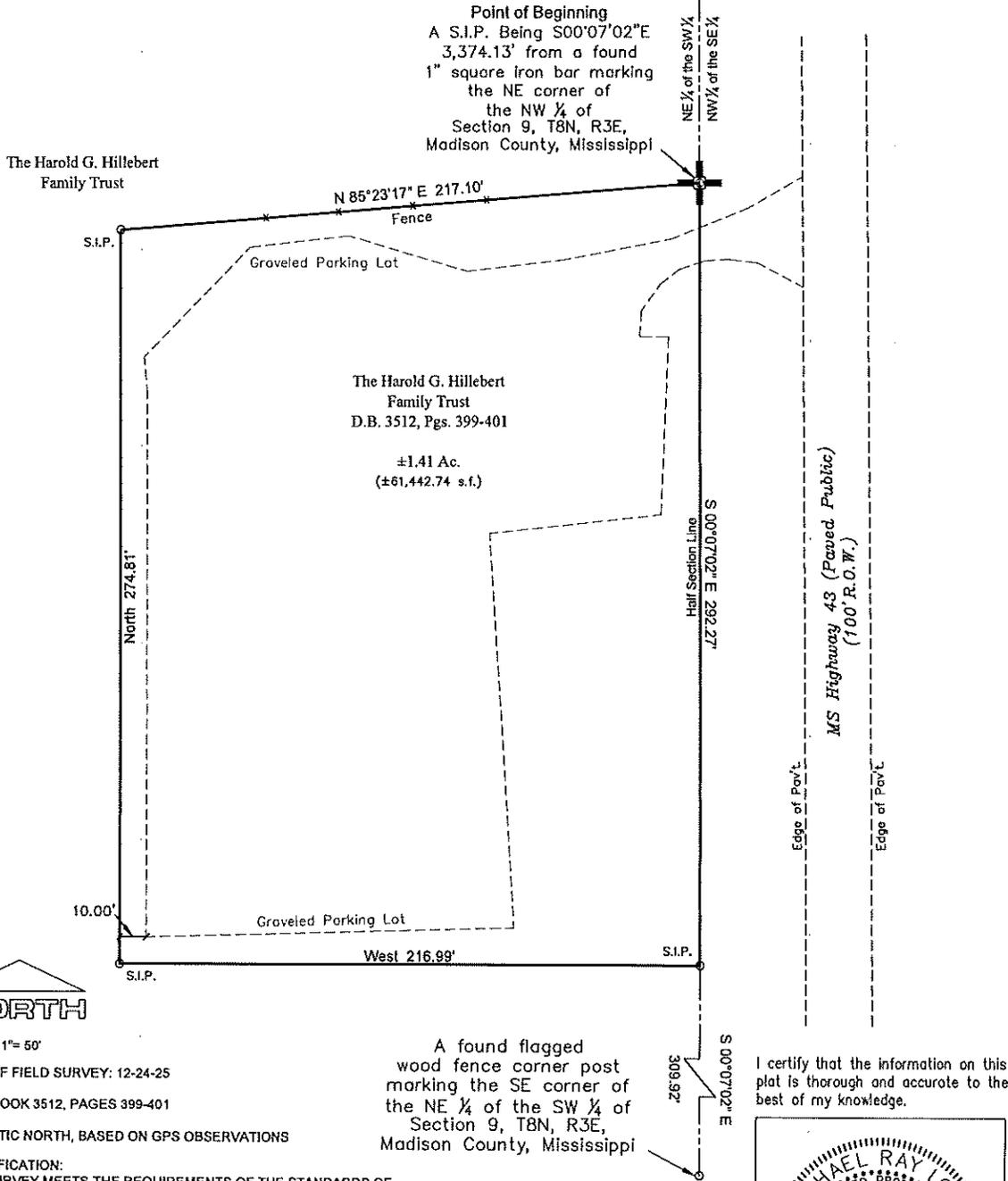
[Zoom to](#)

0.3mi

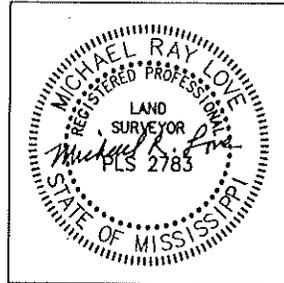
-89.986 32.555 Degrees

PLAT OF SURVEY
**THE HAROLD G. HILLEBERT
 FAMILY TRUST PROPERTY**

SITUATED IN THE NE ¼ OF THE SW ¼ OF SECTION 9, T8N, R3E,
 MADISON COUNTY, MISSISSIPPI



I certify that the information on this
 plat is thorough and accurate to the
 best of my knowledge.



SCALE: 1"= 50'
 DATE OF FIELD SURVEY: 12-24-25
 DEED BOOK 3512, PAGES 399-401
 GEODETIC NORTH, BASED ON GPS OBSERVATIONS
 CLASSIFICATION:
 THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF
 PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS
 ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL
 ENGINEERS AND SURVEYORS.

FLOOD NOTE:
 THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD
 INSURANCE RATE MAP NO. 28089C0440G, COMMUNITY PANEL NO. 280228 0440 G,
 EFFECTIVE DATE: JANUARY 17, 2025.

THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MISINDEXED
 INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

DATE:	12-24-25	DWG. NO:	B-11910
DRAWN:	MTB	PROJ. NO:	B-11910
CHECKED:	MRL	CREW:	LEIST
REVISED:			
DWG PATH: F:\PROJECTS\B-11910_Drawing\B-11910.DWG			

BENCHMARK
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