

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

**IN THE MATTER OF REZONING OF
CERTAIN LAND SITUATED IN SECTION 13
TOWNSHIP 10 NORTH, RANGE 3 EAST
MADISON COUNTY, MISSISSIPPI**

PETITIONER:

SAM HILARY LIVINGSTON, IV

PETITION TO REZONE AND RECLASSIFY REAL PROPERTY

Comes now Sam Hilary Livingston, IV, 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 13 Township 10 North, Range 3 East, 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 18.36 acres, more or less.
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:

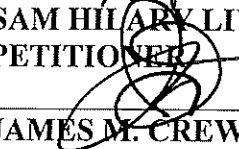
The character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning.

WHEREFORE, PREMISES CONSIDERED, the Petitioner respectfully requests 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 zoning. The Petitioner also requests such other and further relief, both general and specific, as the Board of Supervisors of Madison County, Mississippi deems proper in the premises.

RESPECTFULLY SUBMITTED, this the 5th day of November, 2024.



SAM HILARY LIVINGSTON, IV,
PETITIONER


JAMES M. CREWS, III, ATTORNEY FOR
PETITIONER

JAMES M. CREWS, III, MSB #9344
HERRING, LONG & CREWS, P.C.
P.O. BOX 344
129 EAST PEACE STREET
CANTON, MISSISSIPPI 39046
TELEPHONE: 601-859-2573
E-MAIL: jmciii@bellsouth.net
ATTORNEY FOR PETITIONER

EXHIBIT "A"

A parcel of land lying and situated in the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of Section 13, Township 10 North, Range 3 East, Madison County, Mississippi, being more particularly described as follows:

Commence at an iron pin representing the SW corner of the NW $\frac{1}{4}$ of Section 13, Township 10 North, Range 3 East, Madison County, Mississippi; and run thence N 89 degrees 58 minutes 21 seconds E for a distance of 2833.68 feet to a point; thence run S 00 degrees 32 minutes 01 second E for a distance of 43.48 feet to an iron pin at the intersection of the westerly right of way of Sharon Road with the easterly right of way of Stump Bridge Road; thence run along westerly right of way of Sharon Road for the following calls: S 29 degrees 54 minutes 37 seconds E for a distance of 119.42 feet to a point; S 40 degrees 12 minutes 28 seconds E for a distance of 336.24 feet to an iron pin which is the Point of Beginning of the parcel herein described; from the Point of Beginning continue along said right of way for the following calls: S 39 degrees 29 minutes 11 seconds E for a distance of 146.52 feet to a point; S 40 degrees 10 minutes 28 seconds E for a distance of 429.18 feet to a point; S 40 degrees 45 minutes 48 seconds E for a distance of 258.96 feet to a point; S 33 degrees 47 minutes 55 seconds E for a distance of 126.14 feet to an iron pin; thence leaving said right of way run thence N 88 degrees 35 minutes 43 seconds W for a distance of 487.15 feet to an iron pin; thence run S 30 degrees 26 minutes 29 seconds E for a distance of 209.55 feet to an iron pin on a fence line; thence run N 89 degrees 40 minutes 30 seconds W generally along a fence for a distance of 855.68 feet to an iron pin; thence run N 39 degrees 09 minutes 36 seconds E for a distance of 350.01 feet to an iron pin; thence run N 89 degrees 40 minutes 12 seconds W for a distance of 404.67 feet to an iron pin on the easterly right of way of Stump Bridge Road; thence run along the easterly right of way of Stump Bridge Road for the following calls: N 26 degrees 12 minutes 04 seconds E for a distance of 418.58 feet to a point; N 26 degrees 44 minutes 19 seconds E for a distance of 291.14 feet to an iron pin; thence leaving said right of way run S 89 degrees 35 minutes 51 seconds E for a distance of 495.04 feet to the Point of Beginning. This parcel contains 18.71 acres, more or less.

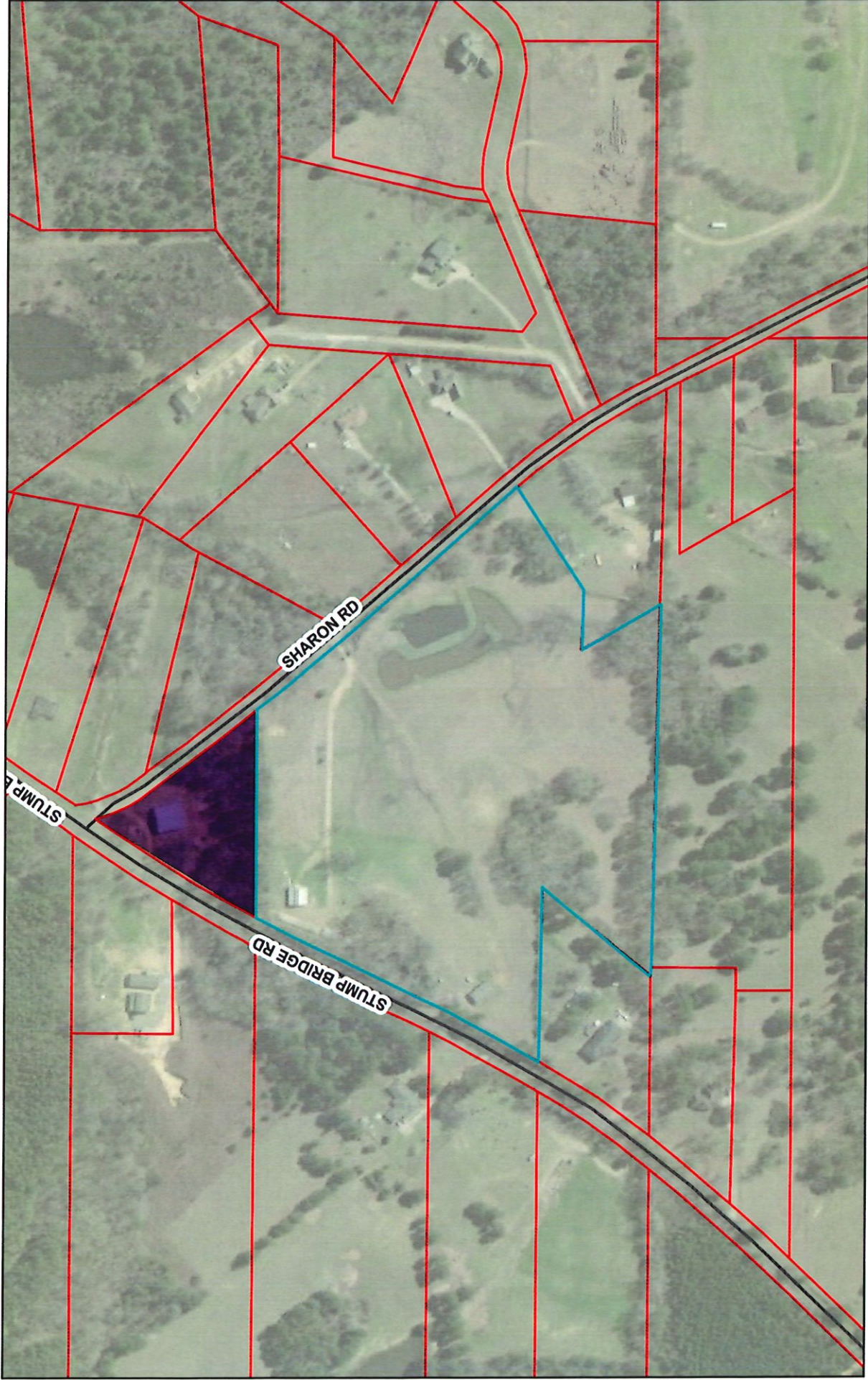
LESS AND EXCEPT:

A parcel of land lying and being situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 10 North, Range 3 East, Madison County, Mississippi, being more particularly described as follows:

Commence at an iron pin representing the SW corner of the NW $\frac{1}{4}$ of Section 13, Township 10 North, Range 3 East, Madison County, Mississippi and run thence N 89 degrees 58 minutes 21 seconds E for a distance of 2833.68 feet to a point; thence run S 00 degrees 32 minutes 01 second E for a distance of 43.48 feet to an iron pin at the intersection of the westerly right of way of Sharon Road with the easterly right of way of Stump Bridge Road; thence run along the westerly

right of way of Sharon Road for the following calls: S 29 degrees 54 minutes 37 seconds E for 119.42 feet to a point; S 40 degrees 12 minutes 38 seconds E for a distance of 336.24 feet to an iron pin; S 39 degrees 29 minutes 11 seconds E for a distance of 146.52 feet to a point; S 40 degrees 10 minutes 38 seconds E for a distance of 429.18 feet to a point; S 40 degrees 45 minutes 48 seconds E for a distance of 188.89 feet to an iron pin which is the Point of Beginning of the parcel herein described. From the Point of Beginning run thence 40 degrees 45 minutes 48 seconds E along said right of way for a distance of 70.07 feet to a point; thence run S 33 degrees 47 minutes 55 seconds E along said right of way for a distance of 39.48 feet to an iron pin; thence run S 33 degrees 47 minutes 55 seconds E for a distance of 86.66 feet to an iron pin; thence run N 88 degrees 35 minutes 43 seconds W for a distance of 348.54 feet to an iron pin; thence run N 57 degrees 17 minutes 07 seconds E for a distance of 276.35 feet to the Point of Beginning. This parcel contains 0.63 acres, more or less.

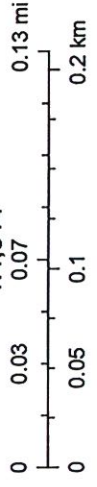
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- Parcels
- Local Roads
- Zoning
 - C-2
 - A-1

1:4,514



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MAILING LIST

The following individuals are all property owners within 160 feet in all directions (excluding the rights of way of streets or highways) from the lot lines of any parcel or parcels of the land proposed for rezoning that such action is being proposed:

Lucille and Herman Sutton
1501 Highway 43
Canton, MS 39046

Nepolean C. Wilson
4310 Arbutus Lane
East Chicago, IN 46312

Yvonne K, Ousley
1229 Stump Bridge Road
Canton, MS 39046

Veronica Lynette Lane
1030 Beasley Road
Jackson, MS 39206

Harry Lane, III
150 Malvern Lane
Jackson, MS 39206

Margeree Davis
1216 Stump Bridge Road
Canton, MS 39046

Mary McGruder
1202 Stump Bridge Road
Canton, MS 39046

Callie Hardy McGruder
1202 Stump Bridge Road
Canton, MS 39046

Clarice Travis et al
2313 Sharon Road
Canton, MS 39046

Andre and Chemeka Fleming
2316 Sharon Road
Canton, MS 39046

Betty R. Winston
2324 Sharon Road
Canton, MS 39046

Timothy Lavirs Tucker
103 Riley Williams Road
Canton, MS 39046

John Michael Proctor
2220 East 81st Street, Apt. 2
Chicago, IL 60617